

\$2,950,000 - 1 2402 Pelican Close, Cold Lake

MLS® #E4315023

\$2,950,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

Excellent investment opportunity. This 16 unit apartment building which comes with a elevator and all the condo documents if you want to sell each unit in the future. The building is sprinklered and each unit has it's own furnace and hot water tank, large kitchen, in-suite laundry room, 2 bedrooms, full bath (8 with 2pc ensuite bathroom) and balcony. Excellent sound proofing and plenty of parking. The property comes with another parcel of shovel ready land to build another 16 units (Linc #0036318590) and the over size parking lot is completely ready for the next building. Total parking is 37 parking stalls (16 are titled separately). Turn key property with great income.

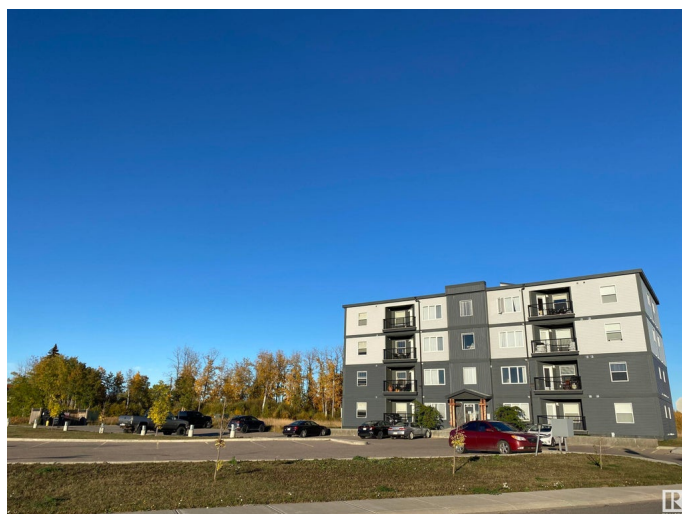
Built in 2014

Essential Information

| | |
|------------|-------------------------|
| MLS® # | E4315023 |
| Price | \$2,950,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

Address 1 2402 Pelican Close



| | |
|-------------|-----------------|
| Area | Cold Lake |
| Subdivision | Cold Lake North |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 0H3 |

Exterior

| | |
|--------------|-------------------|
| Exterior | Vinyl, Wood Frame |
| Construction | Vinyl, Wood Frame |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 27th, 2022 |
| Days on Market | 1075 |
| Zoning | Zone 60 |

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Listing information last updated on September 6th, 2025 at 3:32am MDT