

## **\$3,597,000 - 5231 55 Street, Cold Lake**

MLS® #E4448519

**\$3,597,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Cold Lake South, Cold Lake, AB

Amazing opportunity to own this turn key building, with the entire plaza building and the land in the center of the City of Cold Lake. This plaza consists of 3 separate commercial spaces including a freshly renovated BRAND NEW pub/restaurant franchise opportunity, BRAND NEW operational liquor store & future restaurant space. The property is situated over 3 lots. Extensive renovations have been undertaken, not limited to entrances, fascias, siding & brick walls, patios, LED signage, and a complete renovation to the interior space. The 3300 sq ft pub with 1200 sq ft mezzanine (complete with office space, staff room and managers office) has been modernized throughout and comes turn key with everything you need to start running the business tomorrow. The 2400 sq ft liquor store comes complete with shelving & custom built walk-in cooler. Finally there is a designated restaurant/kitchen space that is ready for development. Business currently in operation are not included but may be purchased separately.

Built in 1980

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4448519    |
| Price  | \$3,597,000 |



|            |                        |
|------------|------------------------|
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5231 55 Street  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1Z7         |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 60         |

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Listing information last updated on July 19th, 2025 at 1:02am MDT