# **\$0 - 5231b & C 55 Street, Cold Lake**

MLS® #E4408164

#### \$0

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

Cold Lake South, Cold Lake, AB

Amazing opportunity to open a New Franchised/ independent Restaurant in conjunction with a Lounge or Pub! Either 4500 sf or up to 6100 sf of

Restaurant/Lounge/Kitchen space is available! A complete renovation to the Exterior & Interior of the 4500 sf space has already been undertaken! This 4500 sf has a main area of 3300 sf complete with all new Bar, customer washrooms, tables & seating, plus is connected to a 700 sf Patio. The 1200 sf mezzanine above is complete with office space, storage space, staff room, washroom, & Managers office with one-way window to below. Also available attached clearspan 1600 sf - fully renovated on exterior, with separate entrance & availability for a large kitchen, take out and/or Drive-Thru! Complex has directly attached paved parking lot. Excellent opportunity to open a prime business or Franchise in the heart of Cold Lake! This location is center ice in the City, in the middle of 10 hotels anchored next to a major grocery store & fuel station. Impressive space & location.







Built in 1980

# **Essential Information**

MLS® # E4408164

Lease Rate \$28

Bathrooms 0.00 Acres 0.00 Year Built 1980

Type Business with Property

Status Active

# **Community Information**

Address 5231b & C 55 Street

Area Cold Lake

Subdivision Cold Lake South

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 1W2

## **Exterior**

Exterior Wood Frame
Construction Wood Frame

## **Additional Information**

Date Listed September 27th, 2024

Days on Market 385

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 12:32am MDT