

## \$849,900 - 5121 50 Avenue, Cold Lake

MLS® #E4443388

**\$849,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

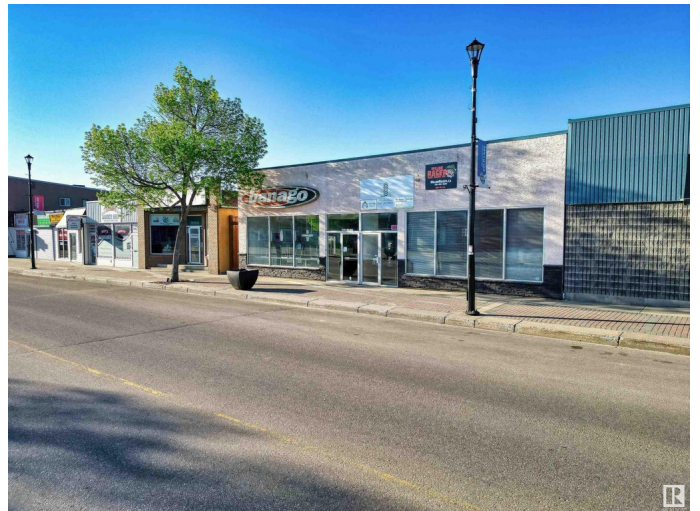
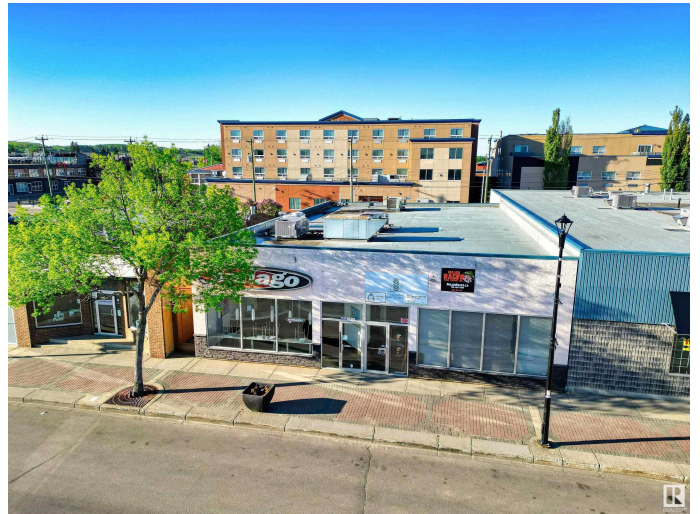
Cold Lake South, Cold Lake, AB

This building is right on main street and has Panago Pizza as a long term tenant. The other side of the building is also partially rented out, although the back area is available and marketed for lease, with multiple office possibilities or potential retail sales, with plenty of street traffic. The available space for lease is about 2000 sqft., marketed at \$14.00/sqft. and \$3.00/sqft. common, and includes office spaces, washroom, staff room, conference/meeting rooms, plenty of storage, and can be built to suite for tenants, depending on the term of the lease. With the vacant offices rented, not including the Panago revenue, this property would generate an additional \$78,000/year. This property has high revenue potential with the right tenants and already has a stable long term tenant to add appreciation to the property. This could be a very lucrative long term investment for the right buyer.

Built in 1980

### Essential Information

MLS® #	E4443388
Price	\$849,900
Bathrooms	0.00
Acres	0.00
Year Built	1980



Type	Office
Status	Active

### Community Information

Address	5121 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1P4

### Exterior

Exterior	Block
Construction	Block

### Additional Information

Date Listed	June 20th, 2025
Days on Market	17
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 5:47am MDT