

## \$500,000 - 5217 55 Street, Cold Lake

MLS® #E4425436

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Cold Lake South, Cold Lake, AB

**LOCATION!!** Highway frontage in Cold Lake, its time to expand your business. This commercial mixed use property includes a spacious front, offers 4 offices, storage, a kitchen area and bathroom. This space was previously used as a tanning salon. The back of the building has a secured residence with a large kitchen/dining, living room, one bedroom and a laundry/bathroom. There is a detached single car garage and a large shop at the back of the lot (over 2100 sq ft) with two 14'X14' overhead doors, storage, bathroom, two hoists, built in bay winches and an air compressor. Currently has a thriving automotive repair business in operation. Explore the possibilities.

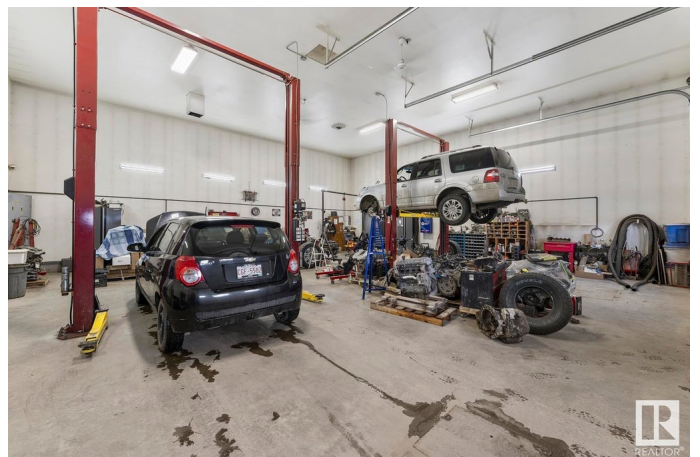
Built in 1963

### Essential Information

MLS® #	E4425436
Price	\$500,000
Bathrooms	0.00
Acres	0.00
Year Built	1963
Type	Retail
Status	Active

### Community Information

Address 5217 55 Street



Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1P3

### **Exterior**

Exterior	Block, Wood Frame
Construction	Block, Wood Frame

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	49
Zoning	Zone 60

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Listing information last updated on April 30th, 2025 at 10:47am MDT