

## \$2,500,000 - 805 Lakeshore Drive, Cold Lake

MLS® #E4435240

**\$2,500,000**

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

Cold Lake North, Cold Lake, AB

Rare opportunity to own and run your own 15 room Inn/Bed & Breakfast in one of the most prime locations in Cold Lake. Cold Lake is located 3 hrs NE of Edmonton & is a busy, transient community built off Military & Oil. The Lakeshore Inn is located directly across from the Cold Lake Marina & in the bustling Lakeshore district. With nearly 10,000 sq ft of space that spans 3 lots, this Inn features 11 rooms facing the marina and lake; 9 with private balconies. Each room is unique & provides its own character to this idyllic property. Rooms feature either 1 or 2 beds, & some with 2 bedroom spaces; all rooms also have full bathrooms. The common area includes welcome desk, coffee/breakfast area, sitting area & sunroom so guests feel at home during their stay. This piece of Cold Lake could continue to operate as an Inn or a savvy business owner could see unlimited possibilities for the space. All furniture & fixtures remain with the property. There is also monthly rental revenue from a local optometry business.

Built in 1998

### Essential Information

MLS® #	E4435240
Price	\$2,500,000



Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Business with Property
Status	Active

### Community Information

Address	805 Lakeshore Drive
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1H7

### Exterior

Exterior	Concrete, Wood Frame
Construction	Concrete, Wood Frame

### Additional Information

Date Listed	May 8th, 2025
Days on Market	96
Zoning	Zone 60

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Listing information last updated on August 12th, 2025 at 6:17am MDT