# \$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

Lease Rate \$14
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 118

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 16th, 2025 at 4:02pm MDT