

## \$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

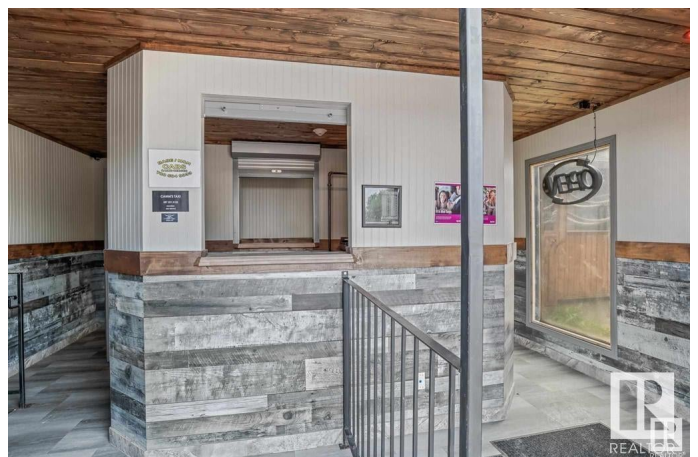
Amazing opportunity to open a New Franchised/ independent Restaurant in conjunction with a Lounge or Pub! Either 4500 sf or up to 6100 sf of

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
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	336
Zoning	Zone 60

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Listing information last updated on August 29th, 2025 at 6:02pm MDT