

# FOR SALE



Northern Lights Realty Ltd.  
INDEPENDENTLY OWNED AND OPERATED

Ideal for Office/Professional/Healthcare

Available for Ownership



Building 1







Building 2



5205 50 Street | Cold Lake, AB | 2 Buildings | ~11,076 sq. ft.

## Property Highlights

-  **Opportunity:** Ideal for office, professional, healthcare, service related, and community focused uses
-  **Location:** Corner site, two lots (0.58 acres), minutes from downtown
-  **Building Size:** Building 1 is ~5016 sq. ft. over two floors  
Building 2 is ~6060 sq. ft. over three floors
-  **Access:** Abundant on-site and street parking available  
Walking distance to downtown and transit routes



**Total List Price: \$1,460,000**



**Maciek Juszczyk**  
REALTOR®



780.545.8400

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5205 50 Street | Cold Lake, AB | \$1,460,000 LP



Minutes walk to downtown core

Close to shops, banking, transit, and more

Located in mixed residential neighbourhood

Built on two adjacent lots, total 0.58 acres

On-site and on-street parking available

Fully fenced and landscaped property

Detached heated double garage w/ kennel

Heated and enclosed gazebo

Zoned Direct Control (DC)

Over 11,000 sq. ft. of useable building space

Rear alley access to property

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5205 50 Street | Cold Lake, AB | **\$1,460,000 LP**

**Legal Desc.:** Lot 30, Block 20, Plan 1623910

**Site Size:** 9579 sq. ft. lot

**Bldg. Size:** ~5016 sq. ft. over 2 floors

**Year Built:** 2017

**Zoning:** DC

**Parking:** Energized Front, Rear, Street

**Kitchen:** 2 x Commercial Kitchens

**Washrooms:** 4 x 2-piece Washrooms

**Amenities:** Large Board Room  
Large Training Room  
Multiple Offices / Flex Spaces  
Central-Vac System  
Air Conditioning  
CCTV with Alarm System



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5205 50 Street | Cold Lake, AB | \$1,460,000 LP

**Legal Desc.:** Lot 29, Block 20, Plan 1623910

**Site Size:** 15,672 sq. ft.

**Bldg. Size:** ~6060 sq. ft. over 3 floors

**Year Built:** 1989 (renovated and updated)

**Zoning:** DC

**Parking:** Double Garage, Rear, Street

**Kitchen:** Full Kitchen

**Washrooms:** Full, Half, and Child Sized

**Amenities:** Multiple Offices / Bedrooms  
Multiple Storage / Flex Spaces  
Laundry Facilities  
Central-Vac System  
Air Conditioning  
CCTV with Alarm System



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