Ideal for Office/Professional/Healthcare

ROYAL LEPAGE

**Available for Ownership** 



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

### **Property Highlights**

ġ.	Opportunity:	Ideal for office, professional, healthcare, service related, and community focused uses	
2	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	•
P	Access:	Abundant on-site and street parking available Walking distance to downtown and transit routes	· ·

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





### 780.545.8400

maciekj@royallepage.ca

Information contained herein is believed to be correct, but is not warranted to be so, and does not form a part of any future contract. This offering is subject to change or withdrawal without notice.

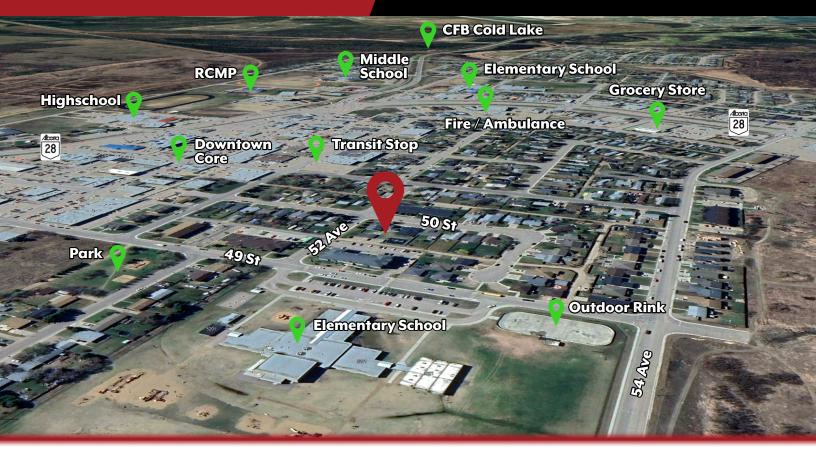
Maciek Juszczyk REALTOR®

780.545.8400



#### Ideal for Office/Professional/Healthcare

#### 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 lanscaped 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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Legal Desc.:

Site Size:

Bldg. Size:

Year Built:

**Zoning:** 

780.545.8400



Ideal for Office/Professional/Healthcare

5205 50 Street | Cold Lake

ce/Professional/Healthcare 5205 50 s	Street   Cold Lake, AB   \$1,460,000 LP	
Lot 30, Block 20, Plan 1623910		
9579 sq. ft. lot		
~5016 sq. ft. over 2 floors		
2017		
DC		
Energized Front, Rear, Street		
2 x Commercial Kitchens		
4 x 2-piece Washrooms		
Large Board Room Large Training Room Multiple Offices / Flex Spaces Central-Vac System		
Air Conditioning CCTV with Alarm System		

**Energized From Parking:** 

Kitchen: 2 x Commercia

Washrooms: 4 x 2-piece Was

Large Board Ro Amenities: Large Training Multiple Office Central-Vac Sy Air Conditioni **CCTV** with Ala

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Legal Desc.:

Site Size:

Bldg. Size:

Year Built:

Zoning:

**Parking:** 

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Ideal for Office/Professional/Healthcare

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

Lot 29, Block 20, Plan 1623910	
15,672 sq. ft.	
~6060 sq. ft. over 3 floors	
1989 (renovated and updated)	
DC	State William
Double Garage, Rear, Street	
Full Kitchen	
: Full, Half, and Child Sized	
Multiple Offices / Bedrooms Multiple Storage / Flex Spaces	
Laundry Facilities	
Central-Vac System	
Air Conditioning	
CCTV with Alarm System	
and the second sec	

Kitchen: Full Kitchen

Washrooms: Full, Half, and Chil

Multiple Offices / B Amenities: Multiple Storage / Laundry Facilities Central-Vac System Air Conditioning CCTV with Alarm S



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