

# \$2,950,000 - #1-16 2402 Pelican Cl, Cold Lake

MLS® #E4315023

**\$2,950,000**

0 Bedroom, 0.00 Bathroom, 15,200 sqft

Multi-family on 0.92 Acres

Cold Lake North, Cold Lake, Alberta

Excellent investment opportunity. This 16 unit apartment building which comes with a elevator and all the condo documents if you want to sell each unit in the future. The building is sprinklered and each unit has it's own furnace and hot water tank, large kitchen, in-suite laundry room, 2 bedrooms, full bath (8 with 2pc ensuite bathroom) and balcony. Excellent sound proofing and plenty of parking. The property comes with another parcel of shovel ready land to build another 16 units (Linc #0036318590) and the over size parking lot is completely ready for the next building. Total parking is 37 parking stalls (16 are titled separately). Turn key property with great income. (id:6289)

Built in 2014

## Essential Information

Listing #	E4315023
Price	\$2,950,000
Bathrooms	0.00
Square Footage	15,200
Acres	0.92
Year Built	2014
Type	Multi-family

## Community Information

Address	#1-16 2402 Pelican Cl
Subdivision	Cold Lake North



City	Cold Lake
Province	Alberta
Postal Code	T9M0H3

### Amenities

Features	Corner Site, Balcony
Parking Spaces	37

### Listing Details

Listing Office	Coldwell Banker Lifestyle
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