

\$849,900 - 5121 50 Av, Cold Lake

MLS® #E4443388

\$849,900

0 Bedroom, 0.00 Bathroom, 4,655 sqft
Office

Cold Lake South, Cold Lake, Alberta

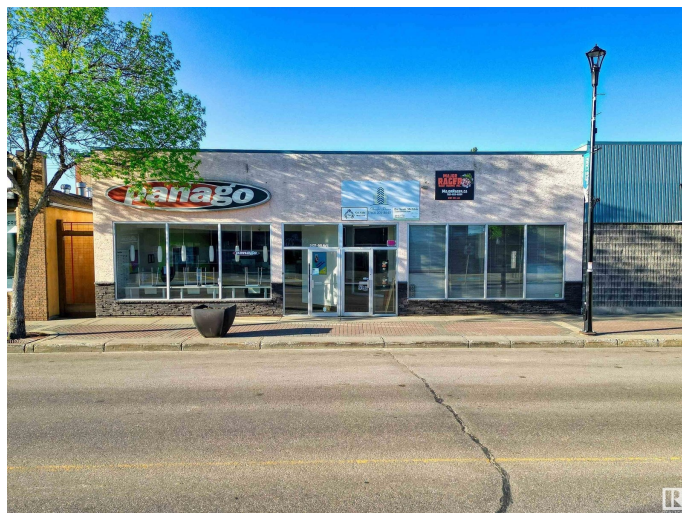
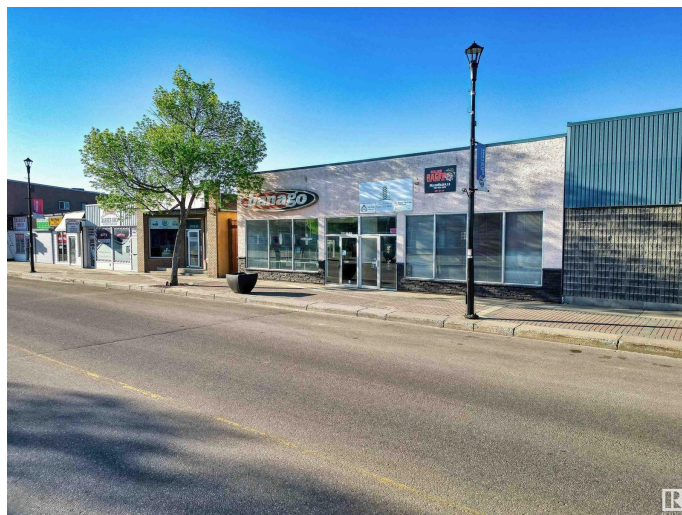
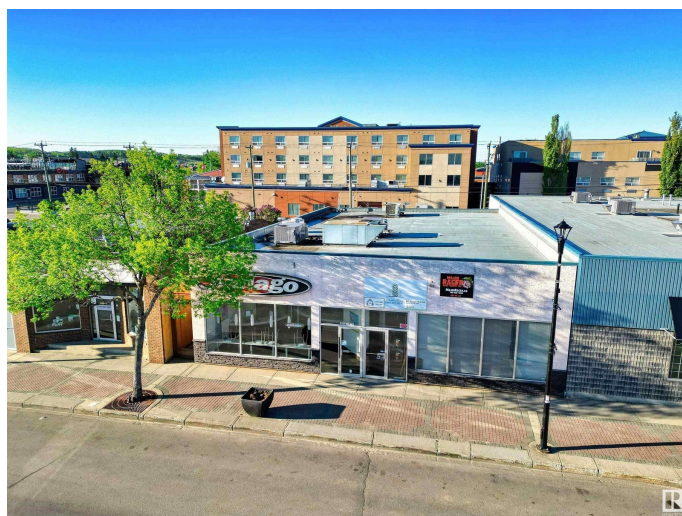
This building is right on main street and has Panago Pizza as a long term tenant. The other side of the building is also partially rented out, although the back area is available and marketed for lease, with multiple office possibilities or potential retail sales, with plenty of street traffic. The available 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. (id:6289)

Built in 1980

Essential Information

Listings #	E4443388
Price	\$849,900
Bathrooms	0.00
Square Footage	4,655
Year Built	1980
Type	Office

Community Information



Address	5121 50 Av
Subdivision	Cold Lake South
City	Cold Lake
Province	Alberta
Postal Code	T9M1P4

Listing Details

Listing Office RE/MAX Platinum Realty



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