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

MLS® #E4315023

## \$2,950,000

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

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.



#### **Essential Information**

MLS® # E4315023 Price \$2,950,000

Bathrooms 0.00 Acres 0.00 Year Built 2014

Type Multi-Family Commercial

Status Active

# **Community Information**

Address 1 2402 Pelican Close







Area Cold Lake

Subdivision Cold Lake North

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 0H3

### **Exterior**

Exterior Vinyl, Wood Frame Construction Vinyl, Wood Frame

## **Additional Information**

Date Listed September 27th, 2022

Days on Market 1128

Zoning Zone 60

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Listing information last updated on October 29th, 2025 at 12:32am MDT