

# \$459,900 - 2 5109 51 Avenue, Cold Lake

MLS® #E4411098

**\$459,900**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Cold Lake South, Cold Lake, AB

Business and Property Included! 2023 OUTSTANDING SMALL BUSINESS OF THE YEAR NOMINATION! Cold Lake's only full-line love boutique which has been serving the Lakeland's adult community since 2001 located in La Plaza Mall. 1,420 SqFt unit with a vast amount of upgrades which include: Rooftop furnace and A/C unit 2018, Hot water tank 2016, Exterior roll down metal shutters 2022, New ballasts in 75% of lights 2018, New carpet 2017.. All upgrades have been professionally provided and installed. This unit is completed with a 2 pc bathroom. Included in the sale are all fixtures, inventory and equipment. This is a thriving turnkey business ready for new owners!

Built in 1987

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4411098               |
| Price      | \$459,900              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1987                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

Address 2 5109 51 Avenue



|             |                 |
|-------------|-----------------|
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1P1         |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2024 |
| Days on Market | 302                |
| Zoning         | Zone 60            |

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Listing information last updated on August 19th, 2025 at 9:17pm MDT