

## \$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	256
Zoning	Zone 60

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Listing information last updated on July 4th, 2025 at 5:32am MDT