

## \$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 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.

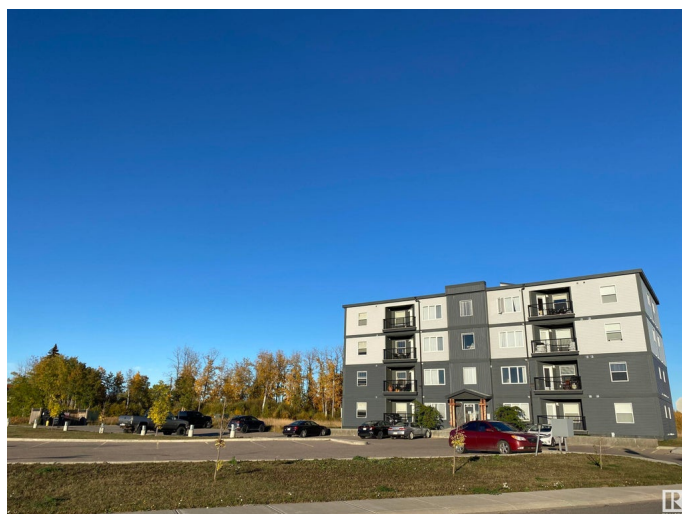
Built in 2014

### 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	993
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:32pm MDT