



5414 55 Street Cold Lake AB

\$459,900

The subject property contains 2 titled lots with spas/massage businesses operating independently out of each side. The building saw major renovations in 2019 of over \$200,000, including a whole new roof, new shingles, new windows, new doors, new hot water tank, new A/C, new electrical upgrade to 200amp, & repairing & replacing old material, & totally renovating the North side rental space to a totally modern area. The total building area is about 3682sqft. with the 'Chill Out' side comprising about 2500sqft. & 'Trai-Seas' comprising about 1182sqft. The building brings in a total revenue of approximately \$4800. There are 3 furnaces, air conditioning, & 2 hot water tanks. There is plenty of parking in the front for clientele as well as a huge amount of parking behind the building. Both businesses in each unit has multiple sinks with 'Chill Out' having 2 half baths, a shower, & tub, & "Trai-Seas' having 1 half bath.

Listing Presented By:



Originally Listed by:
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