

# \$330,000 - 5304 50 Avenue, Cold Lake

MLS® #E4412289

**\$330,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Cold Lake South, Cold Lake, AB

TWO LOTS with PRIME LOCATION strategically positioned on Main Street with excellent exposure to Highway 28 and just a few meters from the busiest intersection connecting Cold Lake to 4WING AIR FORCE military base. Comprising two lots, each measuring 50 x 144, this property is zoned Residential Mixed Use, opening the door to a wide array of commercial projects or the potential for multi-tenant commercial/residential buildings. Situated between a commercial multi-tenant building and a busy restaurant/lounge, and across from the newest car wash and liquor store in Cold Lake. Back alley access adds convenience, and the property enjoys significant foot traffic. This is a great spot for your business with immense potential for success.



## Essential Information

MLS® #	E4412289
Price	\$330,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address 5304 50 Avenue

Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### **Additional Information**

Date Listed	October 30th, 2024
Days on Market	171
Zoning	Zone 60

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