

# \$360,000 - 5304 50 Av, Cold Lake

MLS® #E4322588

**\$360,000**

Bedroom, Bathroom,  
Land Commercial on 0.34 Acres

Cold Lake South, Cold Lake, AB

Strategically positioned on Main Street Cold Lake in a bustling commercial area, this property offers excellent exposure to Highway 28 and is just a few meters from the busiest intersection in Cold Lake. Comprising two lots, each measuring 50 x 144, the 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 restaurant/lounge, and across from the newest car wash and liquor store in Cold Lake, the location is prime for business. Back alley access adds convenience, and the property enjoys significant foot traffic. Whether you're starting a new venture or expanding an existing one, this is a great spot with immense potential for success.



## Essential Information

MLS® #	E4322588
Price	\$360,000
Acres	0.34
Type	Land Commercial

## Community Information

Address	5304 50 Av
Area	Cold Lake

Subdivision	Cold Lake South
City	Cold Lake
Province	AB
Postal Code	T9M 1S2

### **Additional Information**

Date Listed	December 15th, 2022
Zoning	RMX

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Listing information last updated on May 18th, 2024 at 11:31pm MDT