

# \$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 right next to OJ'S restaurant and pub, 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	294
Zoning	Zone 60

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Listing information last updated on August 20th, 2025 at 1:32am MDT