# \$415,000 - 3626 50 Street, Cold Lake

MLS® #E4425312

### \$415,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Cold Lake South, Cold Lake, AB

Prime Commercial Property with Highway Frontage in Cold Lake! Seize this incredible opportunity to own a high-visibility commercial property in a prime location on the main route into Cold Lake. With excellent highway frontage, this property offers maximum exposure for your business. Situated on a 170' x 41' lot, the property includes a 40' x 25' heated shop, perfect for storage, workspace, or operations. Additionally, there is 1,295 sq. ft. of office space, featuring a kitchen, laundry, and bathroom, making it ideal for a variety of business needs. Whether you're looking to expand your business, invest in a high-traffic location, or establish a new operation, this property offers outstanding potential. Explore the possibilities. Don't miss out on this prime commercial opportunity!

Built in 1960

### **Essential Information**

MLS® # E4425312

Price \$415,000

Bathrooms 0.00

Acres 0.00

Year Built 1960 Type Retail

Status Active







## **Community Information**

Address 3626 50 Street

Area Cold Lake

Subdivision Cold Lake South

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 1S6

### **Exterior**

Exterior Block
Construction Block

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 232

Zoning Zone 60

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