

\$500,000 - 2550 16 Avenue, Cold Lake

MLS® #E4452414

\$500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

Cold Lake, Alberta â€” Your Next High-Impact Development Opportunity. Position your business for success in one of Albertaâ€™s most dynamic small cities. This 1.88-acre C2 arterial commercial lot is strategically located at the intersection of Highway 28 & Highway 55 â€” dual highway frontage with exceptional visibility. This is more than just a lot; itâ€™s a front-row seat to the regionâ€™s growth. Approximately 3 hours from Edmonton, Albertaâ€™s capital, and 2 hours from Lloydminster, AB/SK, this location is a natural commercial stop and regional draw. It benefits from an expanding population and workforce fueled by a strong oil & gas sector, Canadian Forces Base Cold Lake, and regional service industries. The site is directly adjacent to a travel centre anchored by Esso, Tim Hortons, Burger King, NAP Liquor, and Pizza 73. Cold Lake also enjoys year-round tourism, attracting anglers, boaters, and vacationers in summer, as well as snowmobilers, hockey tournaments, and winter sports enthusiasts during the colder months

Essential Information

MLS® #	E4452414
Price	\$500,000
Bathrooms	0.00



Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	2550 16 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0L6

Additional Information

Date Listed	August 8th, 2025
Days on Market	85
Zoning	Zone 60

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Listing information last updated on November 1st, 2025 at 2:17pm MDT