# \$849,900 - 6904 Voyageur Way, Cold Lake

MLS® #E4389465

#### \$849,900

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Cold Lake South, Cold Lake, AB

Discover an exceptional 2.07-acre commercial development opportunity at 6902 and 6904 Voyageur Way in Cold Lake, Alberta. This prime lot is shovel-ready with all services at the lot line, offering unparalleled visibility and high traffic flow in the heart of the retail district. Shadow-anchored by major retailers like Staples, Mark's Work Wearhouse, Canadian Tire, and the Tri-City Mall, it's ideally positioned near groceries, hotels, schools, banks, retail hubs, and residential neighborhoods. Conveniently accessible from Cold Lake North and South, this site promises seamless connectivity. Cold Lake, a vibrant city in east-central Alberta just 300 km northeast of Edmonton, boasts a growing population of 16,302 (up 2.1% from 2021). Linked by highways to Edmonton, Lloydminster, and Fort McMurray, the economy thrives on the Canadian Forces Base Cold Lake, alongside vast oil sands reserves. Perfect for retail, hospitality, or mixed-use projects, this lot is your gateway to a dynamic market.







### **Essential Information**

MLS® # E4389465 Price \$849,900

Bathrooms 0.00

Acres 0.00

Type Land Commercial

Status Active

## **Community Information**

Address 6904 Voyageur Way

Area Cold Lake

Subdivision Cold Lake South

City Cold Lake
County ALBERTA

Province AB

Postal Code T9M 1P1

#### **Additional Information**

Date Listed May 27th, 2024

Days on Market 507

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 5:17am MDT