# \$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 351

Zoning Zone 60

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Listing information last updated on October 16th, 2025 at 4:32pm MDT