

# \$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 170â€™™ x 41â€™™ lot, the property includes a 40â€™™ x 25â€™™ 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 22  
Zoning Zone 60

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Listing information last updated on April 2nd, 2025 at 3:32am MDT