



## 3610 & 3606 50 Street Cold Lake AB

\$598,000

Exceptional investment opportunity: two adjacent lots with full services available strategically located on the way into Cold Lake. A perfect blend of convenience & visibility, these properties rest on a well-traveled service road, offering easy accessibility for your business. The well-graveled spaces are fenced, ensuring a safe and secure environment, ready for immediate use. These versatile outdoor areas are primed to accommodate everything from vehicle parking to outdoor storage or potential new construction. One of the highlights of this property is an older home that has been transformed into a unique office space. With a charm that's hard to replicate, this building provides a distinctive edge that will set your business apart. Whether you're looking to establish a new business, expand an existing one, or diversify your real estate portfolio, this unique Cold Lake opportunity is for you.

Listing Presented By:



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