



## 5110 50 Avenue Cold Lake AB

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Fantastic opportunity in downtown Cold Lake! This 3,500 sq ft space, perfectly situated on Main Street, offers immense potential. The well-maintained building boasts a grand entrance leading to a spacious, high-ceilinged open area. With 4 washrooms and a large enclosed room already plumbed for sinks, it's versatile for various businesses. The front features a potential office space or sound room, adding flexibility to the layout. The property's zoning as RMX (Residential Mixed-Use) enhances its appeal, providing more options. Ample parking both in front of the building and along Main Street ensures convenience for customers and clients. The location benefits from high foot traffic, thanks to the bustling surroundings with numerous businesses. This prime spot is perfect for entrepreneurs looking to capitalize on a vibrant downtown atmosphere. Whether you're envisioning a retail store, restaurant, office space, or another venture, this property offers a myriad of possibilities.

Listing Presented By:



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