



## 5110 50 Avenue Cold Lake AB

\$850,000

Explore the possibilities with this prime downtown Cold Lake location! A meticulously maintained 7000 sq ft building, cleverly divided into two 3500 sq ft spaces. The east side is home to a bustling, well-established coffee shop, a community hub known for its excellent food and inviting atmosphere. Meanwhile, the west side, currently vacant, offers an open canvas for various business ventures, boasting high ceilings and numerous washrooms. Abundant parking is available at the front and along the main street, ensuring accessibility for customers. With high foot traffic, this property is an excellent choice whether you're starting your own business or seeking a real estate investment. Zoned RMX, it adds versatility to your vision. Don't miss out on this opportunity to secure a property in a prime location with a proven track record of success.

Listing Presented By:



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