



## 5304 50 Avenue Cold Lake AB

\$330,000

TWO LOTS of PRIME LOCATION strategically positioned on Main Street 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.

Listing Presented By:



Originally Listed by:  
RE/MAX Platinum Realty

chehayeb.maha@gmail.com  
<http://www.mahachehayeb.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)