

## \$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 170' x 41' lot, the property includes a 40' x 25' 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 | 134              |
| Zoning         | Zone 60          |

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Listing information last updated on July 23rd, 2025 at 3:02am MDT