

## \$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	116
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 2:32am MDT