

# \$500,000 - 2550 16 Av, Cold Lake

MLS® #E4452414

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 1.88 Acres

Cold Lake North, Cold Lake, Alberta

Cold Lake, Alberta â€” Your Next High-Impact Development Opportunity. Position your business for success in one of Albertaâ€™s most dynamic small cities. This 1.88-acre C2 arterial commercial lot is strategically located at the intersection of Highway 28 & Highway 55 â€” dual highway frontage with exceptional visibility. This is more than just a lot; itâ€™s a front-row seat to the regionâ€™s growth. Approximately 3 hours from Edmonton, Albertaâ€™s capital, and 2 hours from Lloydminster, AB/SK, this location is a natural commercial stop and regional draw. It benefits from an expanding population and workforce fueled by a strong oil & gas sector, Canadian Forces Base Cold Lake, and regional service industries. The site is directly adjacent to a travel centre anchored by Esso, Tim Hortons, Burger King, NAP Liquor, and Pizza 73. Cold Lake also enjoys year-round tourism, attracting anglers, boaters, and vacationers in summer, as well as snowmobilers, hockey tournaments, and winter sports enthusiasts during the colder months (id:6289)

## Essential Information

Listing #	E4452414
Price	\$500,000
Bathrooms	0.00
Acres	1.88
Type	Vacant Land



## Community Information

Address	2550 16 Av
Subdivision	Cold Lake North
City	Cold Lake
Province	Alberta
Postal Code	T9M0L6

## Amenities

Amenities	Shopping, Schools
Features	Visual exposure

## Listing Details

Listing Office RE/MAX Platinum Realty



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