

# \$875,000 - 5110 50 Avenue, Cold Lake

MLS® #E4417994

**\$875,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Cold Lake South, Cold Lake, AB

Prime Downtown Cold Lake location! A well maintained 7000 sq ft building, cleverly divided into two 3500 sq ft spaces. The east side is home to a well-established coffee shop, a community hub known for its good food and inviting atmosphere. Meanwhile, the west side, currently vacant, offers an open canvas for various business ventures, boasting high ceilings and four 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.



Built in 1974

## Essential Information

MLS® #	E4417994
Price	\$875,000
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Retail
Status	Active

## Community Information

Address	5110 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Y2

## Exterior

Exterior	Concrete
Construction	Concrete

## Additional Information

Date Listed	January 13th, 2025
Days on Market	81
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 April 4th, 2025 at 9:17pm MDT