

# \$850,000 - 5110 50 Av, Cold Lake

MLS® #E4347608

**\$850,000**

Bedroom, Bathroom, 7,000 sqft  
Retail on 0.00 Acres

Cold Lake South, Cold Lake, AB

Explore the possibilities with this prime downtown Cold Lake location! A meticulously maintained 7000 sq ft building, cleverly divided into two 3500 sq ft spaces. The east side is home to a bustling, well-established coffee shop, a community hub known for its excellent food and inviting atmosphere. Meanwhile, the west side, currently vacant, offers an open canvas for various business ventures, boasting high ceilings and numerous 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® #	E4347608
Price	\$850,000
Square Footage	7,000
Acres	0.00
Year Built	1974
Type	Retail

## Community Information



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

### **Exterior**

Construction	Concrete Block
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### **Additional Information**

Date Listed	June 27th, 2023
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Listing information last updated on May 17th, 2024 at 11:17pm MDT