$849,900 - 6904 Voyageur Way, Cold Lake

MLS® #E4389465

$849,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Cold Lake South, Cold Lake, AB

Discover an exceptional 2.07-acre commercial development opportunity at 6902 and 6904 Voyageur Way in Cold Lake, Alberta. This prime lot is shovel-ready with all services at the lot line, offering unparalleled visibility and high traffic flow in the heart of the retail district. Shadow-anchored by major retailers like Staples, Mark's Work Wearhouse, Canadian Tire, and the Tri-City Mall, it's ideally positioned near groceries, hotels, schools, banks, retail hubs, and residential neighborhoods. Conveniently accessible from Cold Lake North and South, this site promises seamless connectivity. Cold Lake, a vibrant city in east-central Alberta just 300 km northeast of Edmonton, boasts a growing population of 16,302 (up 2.1% from 2021). Linked by highways to Edmonton, Lloydminster, and Fort McMurray, the economy thrives on the Canadian Forces Base Cold Lake, alongside vast oil sands reserves. Perfect for retail, hospitality, or mixed-use projects, this lot is your gateway to a dynamic market.

Essential Information

MLS® #	E4389465
Price	$849,900
Bathrooms	0.00

Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	6904 Voyageur Way
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

Additional Information

Date Listed	May 27th, 2024
Days on Market	457
Zoning	Zone 60