

## \$598,000 - 3610 & 3606 50 Street, Cold Lake

MLS® #E4418365

**\$598,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Cold Lake, AB

Exceptional investment opportunity: two adjacent lots with full services available strategically located on the way into Cold Lake. A perfect blend of convenience & visibility, these properties rest on a well-traveled service road, offering easy accessibility for your business. The well-graveled spaces are fenced, ensuring a safe and secure environment, ready for immediate use. These versatile outdoor areas are primed to accommodate everything from vehicle parking to outdoor storage or potential new construction. One of the highlights of this property is an older home that has been transformed into a unique office space. With a charm that's hard to replicate, this building provides a distinctive edge that will set your business apart. Whether you're looking to establish a new business, expand an existing one, or diversify your real estate portfolio, this unique Cold Lake opportunity it for you.

### Essential Information

MLS® #	E4418365
Price	\$598,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active



## Community Information

Address	3610 & 3606 50 Street
Area	Cold Lake
Subdivision	None
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1S6

## Additional Information

Date Listed	January 17th, 2025
Days on Market	150
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 June 16th, 2025 at 11:18am MDT