

# \$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 | 107                |
| Zoning         | Zone 60            |

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Listing information last updated on April 30th, 2025 at 10:02am MDT