

## \$500,000 - 2550 16 Avenue, Cold Lake

MLS® #E4452414

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Cold Lake North, Cold Lake, AB

Cold Lake, Alberta â€” Your Next High-Impact Development Opportunity. Position your business for success in one of Albertaâ€™s most dynamic small cities. This 1.88-acre C2 arterial commercial lot is strategically located at the intersection of Highway 28 & Highway 55 â€” dual highway frontage with exceptional visibility. This is more than just a lot; itâ€™s a front-row seat to the regionâ€™s growth. Approximately 3 hours from Edmonton, Albertaâ€™s capital, and 2 hours from Lloydminster, AB/SK, this location is a natural commercial stop and regional draw. It benefits from an expanding population and workforce fueled by a strong oil & gas sector, Canadian Forces Base Cold Lake, and regional service industries. The site is directly adjacent to a travel centre anchored by Esso, Tim Hortons, Burger King, NAP Liquor, and Pizza 73. Cold Lake also enjoys year-round tourism, attracting anglers, boaters, and vacationers in summer, as well as snowmobilers, hockey tournaments, and winter sports enthusiasts during the colder months

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452414  |
| Price     | \$500,000 |
| Bathrooms | 0.00      |



|        |                 |
|--------|-----------------|
| Acres  | 0.00            |
| Type   | Land Commercial |
| Status | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2550 16 Avenue  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 0L6         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 64               |
| 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 October 11th, 2025 at 9:17pm MDT