

FOR SALE

COLD LAKE INVESTMENT

**Multi-Tenanted - Retail/
Mixed Use Opportunity**

5606 - 54 Street,
Cold Lake, AB

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\$2,300,000

NOI: \$238,365

PROPERTY HIGHLIGHTS

- Standalone Building: Concrete block construction on a single commercial site available for purchase.
- Flexible Zoning: Commercial accommodating a variety of retail uses, all with convenient rear warehouse access.
- Well-Maintained Property: Offers a diverse mix of established retail and commercial service tenants.
- Strong Tenant Base: Core tenants with significant tenure in the building.
- Net Annual Income provides a cap rate well above 10%.

PROPERTY PHOTOS



PROPERTY DETAILS

Municipal Address:

5606-54 Street Cold Lake, AB

Legal Description:

Plan 7850958, Block 2, Lot 1 & 2

Zoning:

Commercial

Building Size:

29,127 SF

Property Taxes 2024:

\$29,149

Property Tax assessment 2024:

\$1,690,000

Parking Area:

on-site and free street parking

Description:

Corner site, extends from one street to another, provides excellent access

Size:

1.74 acres

Utilities:

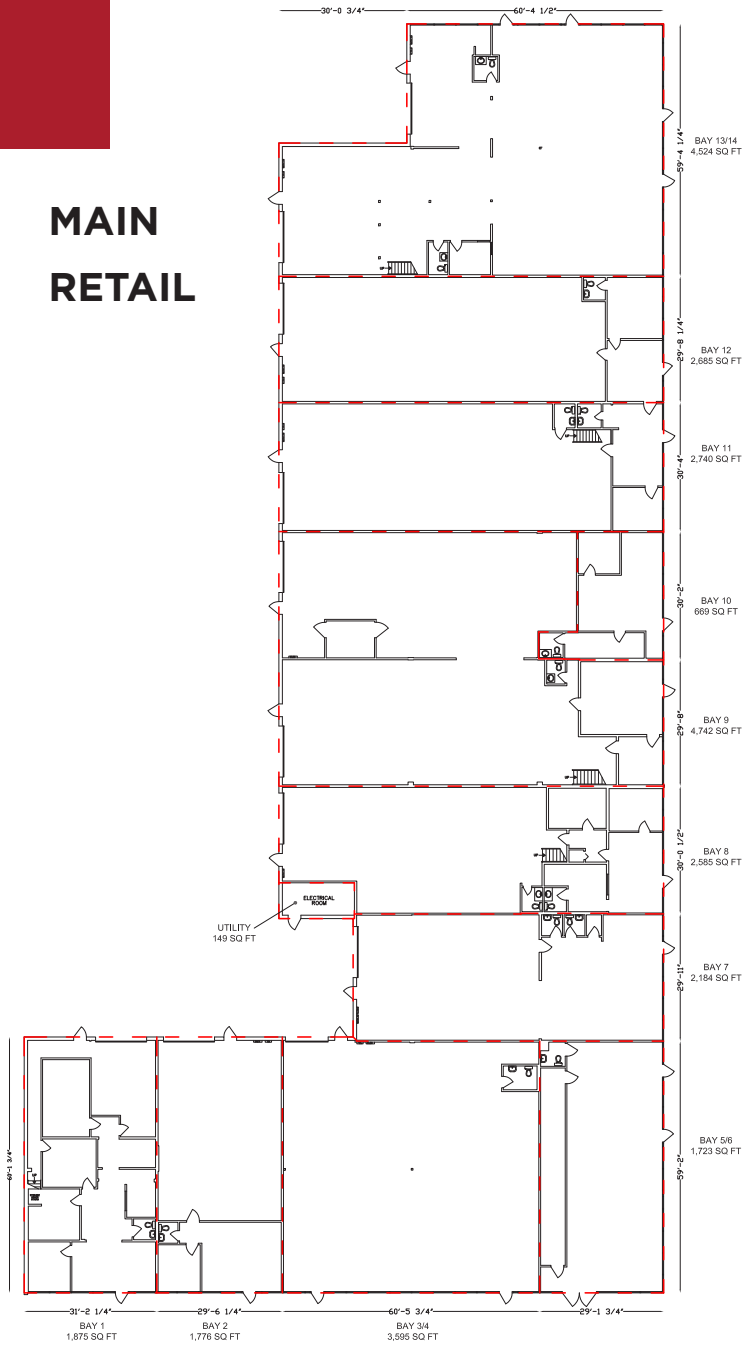
Municipal Services



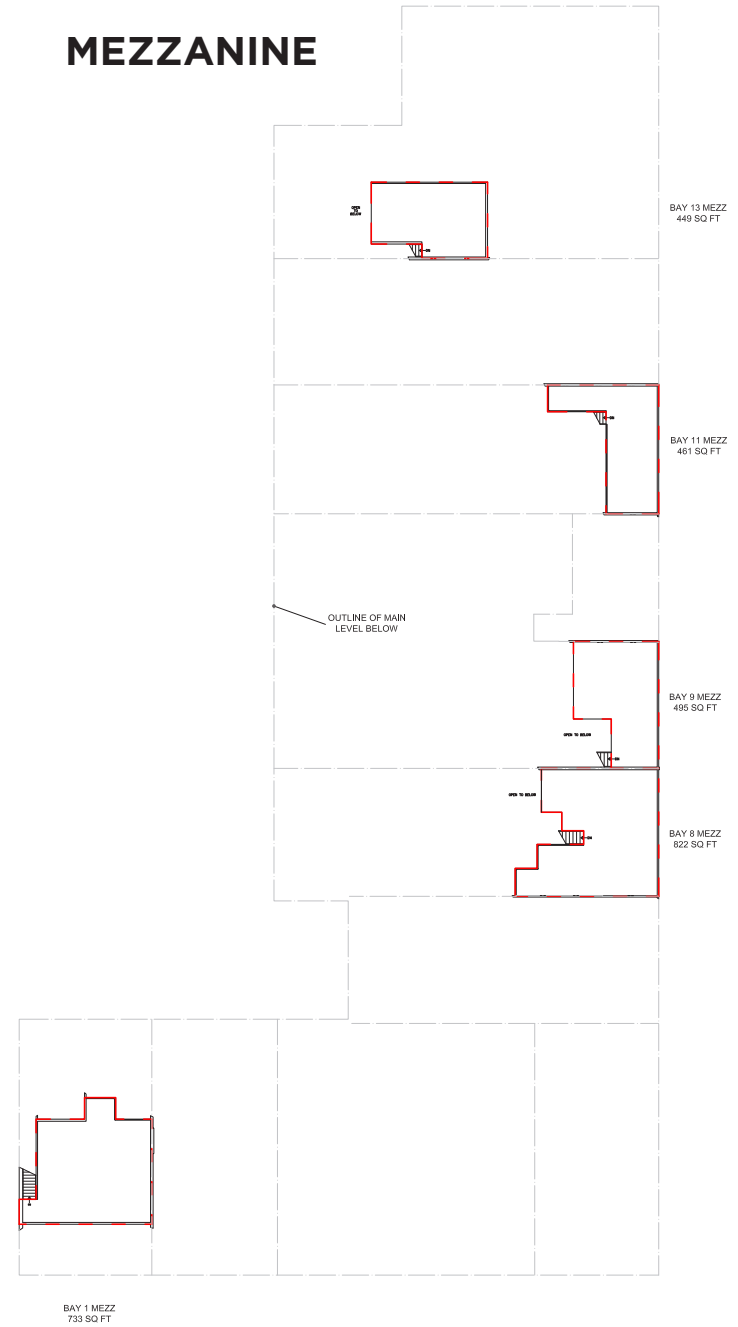
PROPERTY PHOTOS

BUILDING PLAN

MAIN RETAIL



MEZZANINE



AERIAL



COLD LAKE: A HUB OF ENERGY AND INNOVATION

Cold Lake is a thriving community with a strong foundation in oil and gas, aerospace, retail, and transportation.

Energy: As a major oil-producing region, Cold Lake supports significant operations and contributes to Canada's energy sector. Imperial Oil Limited's Cold Lake production project is Canada's largest in-situ oil sands operation producing approximately 5% of all crude oil produced in Canada.

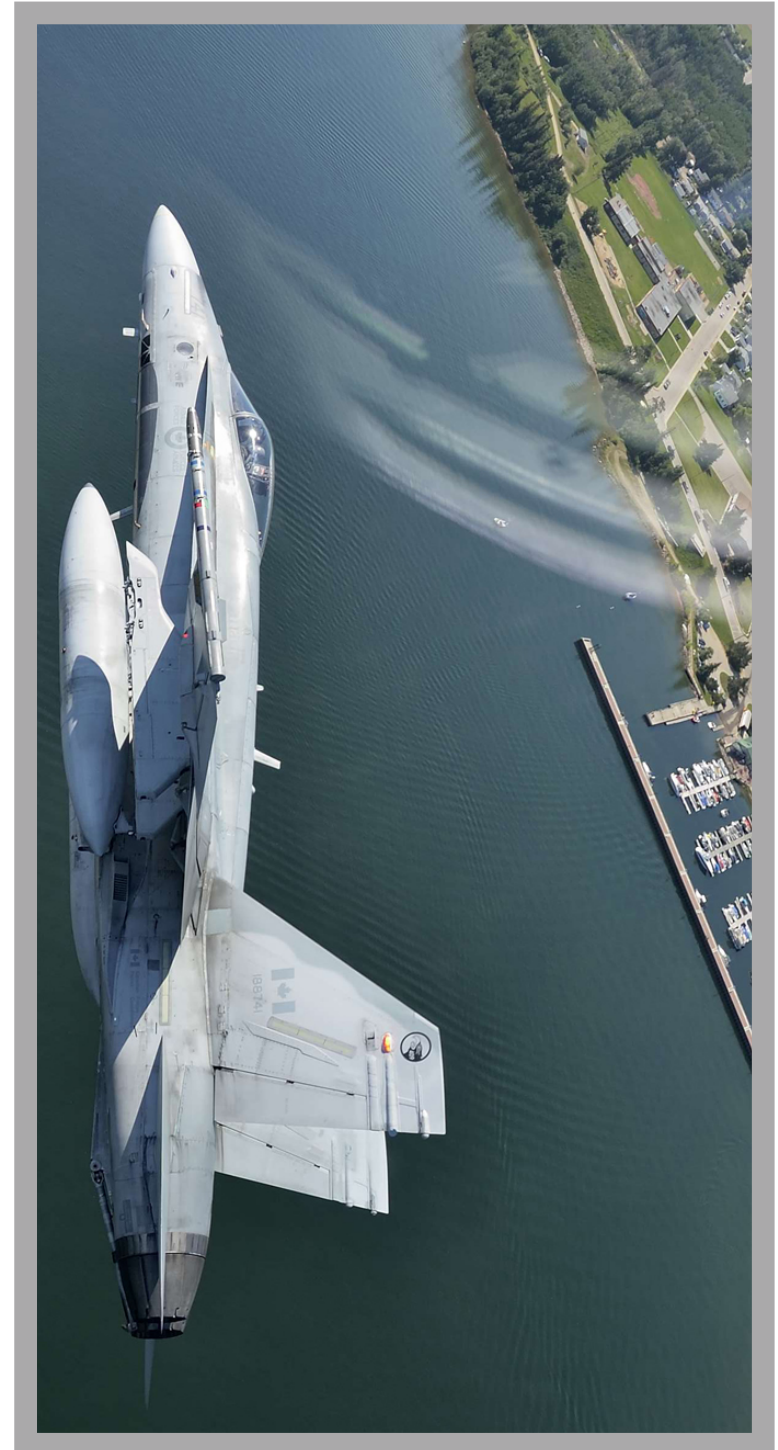
Commerce and Connectivity: With a vibrant retail scene and convenient transportation options, Cold Lake offers a high quality of life.

Air Force and Aerospace: The 4 Wing Cold Lake fighter base, the busiest and largest air fighter base, provides the world's largest low fly zone and controlled airspace; ideal for the testing of Unmanned Air Vehicle systems.

Retail, Hospitality and Transportation

The City is the retail hub of the region with a local trading area of 30,000 people and a greater trading area of approximately 50,000. The Tri-City Mall and the multitude of retail businesses, restaurants and entertainment opportunities draw shoppers from all over Northeast Alberta and Saskatchewan.

The Cold Lake Regional Airport, 4 kms west of Cold Lake and the civilian air terminal at CFB Cold Lake - the Medley terminal - are being looked at for expanded air services.





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