

PRICE FURTHER REDUCED



±98.42 Acres of Future Development Land

Property Highlights

- Undeveloped agricultural land zoned for future development
- Imperial Oil recently announced it will invest \$450M in its Cold Lake thermal project
- Growing interest in the Cold Lake oil-sands region by Canadian Natural Resources, Caltex Trilogy and other oil drillers, due to the lower costs (and lower emissions) of extraction. (EnergyNow Media - October 23, 2023)
- Cold Lake is home to 14,961 residents (Statistics Canada, 2016 Census)
- Cold Lake is roughly 3 hours North East of Edmonton along Highway 28
- Average Household Income: \$166,656 (3 km)
- Median Age: 34 (3 km)



Brandon Kuhn
Senior Associate
780 916 9671
brandon.kuhn@cwedm.com

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address: Highway 55 and 28 Street,
Cold Lake, AB

Legal Description: W4-2-63-22-SE

Zoning: Urban Reserve

Neighbourhood: Cold Lake

Lot Area: ±98.42 Acres

Asking Price: ~~\$850,000.00~~
~~\$795,000.00~~
~~\$738,000.00~~
~~\$627,000.00~~
~~\$599,000.00~~
\$400,000.00

Aerial



Brandon Kuhn
Senior Associate
780 916 9671
brandon.kuhn@cwedm.com

David Cooney
Partner
780 917 8327
david.cooney@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com