

FOR SALE **Cold Lake Land** Highway 55 and 28 Street, Cold Lake, AB



±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
- 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)

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



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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



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