

**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
- 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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## Property Details

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

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

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**Zoning:** Urban Reserve

**Neighbourhood:** Cold Lake

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**Lot Area:** ±98.42 Acres

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**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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