



Site: +/- 2.13 Acres (92,547 sf)
Zoning: R4 High Density Housing
Potential: Up to 82 Multi-family Units
Legal: Lot 58; Block 2; Plan 062 4680
Asking Price: \$800,000 (\$375,586/acre)

Property Highlights:

The Site is located directly off Highway 28/55, east of the TriCity Mall and adjacent retail power centre which boasts multiple amenities. The City of Cold Lake draws both Canadian and international military forces to CFB Cold Lake, a major economic driver. In March, 2016, Imperial Oil announced a \$2 billion oil sands project near its existing operation in Cold Lake. Tourism is also a major employer in Cold Lake. With a greater population approaching 16,000, the City of Cold Lake serves a greater trade area surpassing 50,000 people. Retailers such as Wal-Mart and Canadian Tire position Cold Lake as the commercial centre of northeastern Alberta.

Ready to develop, the Site can be improved with up to 82 multi-family (subject to parking and landscaping restrictions). Zoned R4 High Density.



For more information, please contact:

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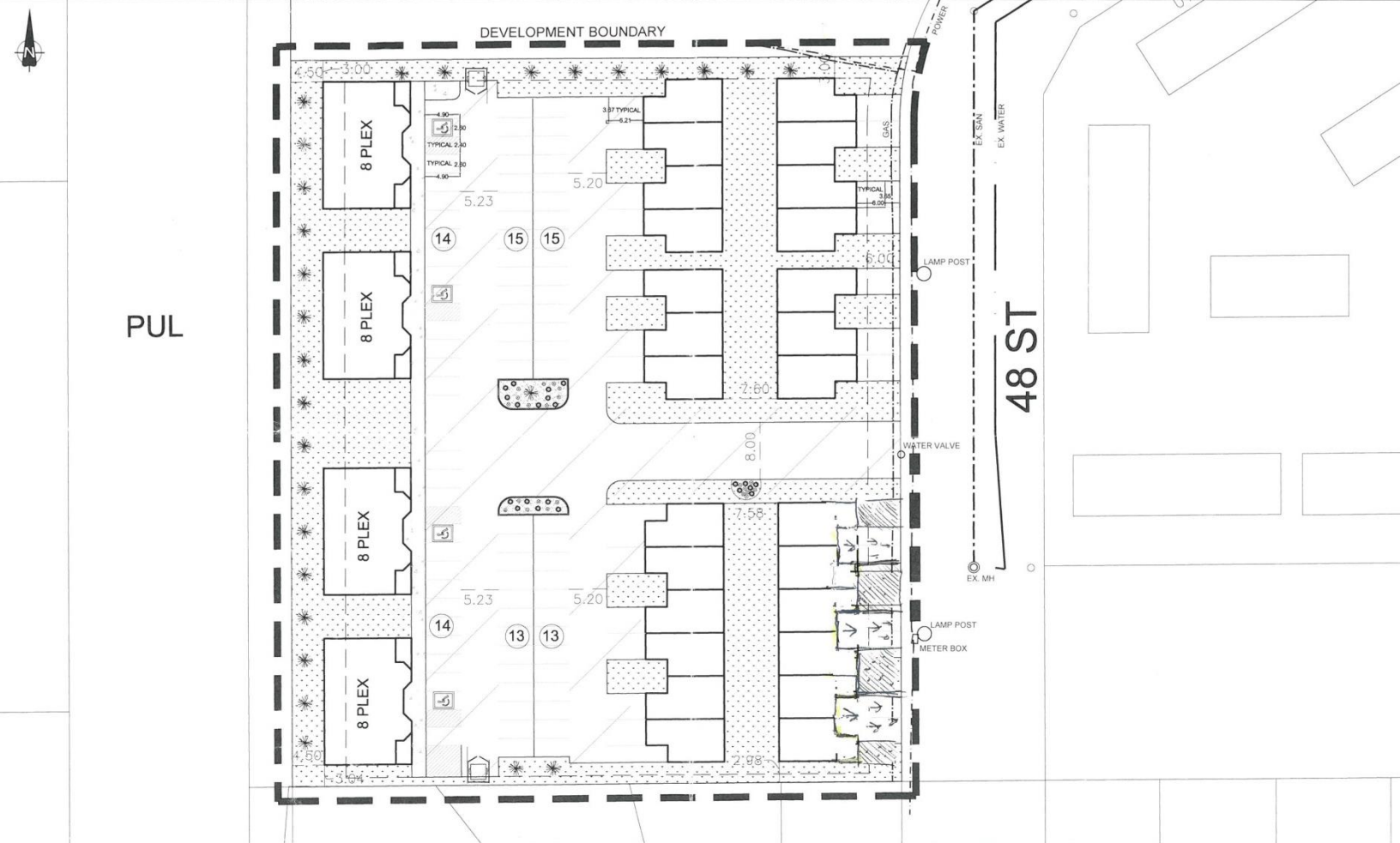
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

+/- 2.13 Acre Multi-family Development Site

6502 48 Street, Cold Lake, Alberta

Proposed Site Plan: Four 8-plexes; 28 townhomes; 137 parking stalls
Sale Price: \$800,000 (\$375,586/acre)



INFORMATION: EA: 8597.86m ² Y: 95/ha = 95/0.86 = 82 UNITS UNITS PROVIDED: 58 AREA: 194.30m ² X 4 = 777.2m ² GROUND AREA: 59.33m ² X 26 = 1524.58m ² UNIT AREA: 2301.78m ² SITE COVERAGE: 26.77%	PARKING STALLS REQUIRED - ROWHOUSES: 52 STALLS PARKING STALLS REQUIRED - 8 PLEX: 56 STALLS PARKING STALLS PROVIDED: 137 STALLS LANDSCAPE REQUIRED: 859.78m ² LANDSCAPE PROVIDED: 2500m ² TREES REQUIRED: 29 TREES PROVIDED: 29 SHRUBS REQUIRED: 43 SHRUBS PROVIDED: 43	SCALE 1:500	PROJECT No.	SE DESIGN AND CONSULTING <small>100 LAKEBROOK DRIVE COLD LAKE, ALBERTA T9M 0G4 (403) 884-4380</small>	METRO-CITY PROJECTS INC. 6502 - 48TH STREET LOT 58 BLOCK 2 PLAN 062 4680 TENTATIVE PLAN										
		DESIGNED BY SBE	DRAWN BY HMC		CHECKED BY SBE	DATE JULY 11, 2016	SHEET 1 OF 1 DWG. No. 01								
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Demographic	2014 Municipal Census
Greater Population	15,736
# of Households	5,540
Average Household Income	\$110,065
Average Age	30 Years