



FOR SALE / LEASE

HIGH VISIBILITY DEVELOPMENT LAND

CENTRALLY LOCATED HIGH EXPOSURE PROPERTY

2550 16 Avenue, Cold Lake, AB



EXCELLENT EXPOSURE

LEASE OR PURCHASE OPTIONS

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

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

Jamie Topham
Partner
780 702 4259
jamie.topham@cwedm.com

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THE OPPORTUNITY

- 1.88 Acres of development land
- Shadow anchored by 7-11/Esso, Tim Horton's, Burger King, Liquor and Pizza 73
- Zoning: C2 Arterial Commercial
- Lease Rate: Market
- Purchase price: \$705,000.00

HIGH EXPOSURE DEVELOPMENT LAND



CENTRALLY LOCATED



EXCELLENT HIGHWAY ACCESS



STRONG MIX OF CO-TENANTS



READY FOR IMMEDIATE DEVELOPMENT



FULL MUNICIPAL SERVICES

COLD LAKE NORTH

COLD LAKE SOUTH



PROPERTY DETAILS

Municipal Address: 2550 16 Ave, Cold Lake, AB
Legal Description: Plan 1623219 Block 1 Lot 3
Zoning: C2 Arterial Commercial
Neighbourhood: Central Cold Lake
Building Size: TBD
Built: 2024
Parking Area: Ample Pooled Parking
Lot Area: 1.88 Acres
Utilities: Net Lease



DEMOGRAPHICS

POPULATION	1km	3km	6km
	228	7,736	14,741

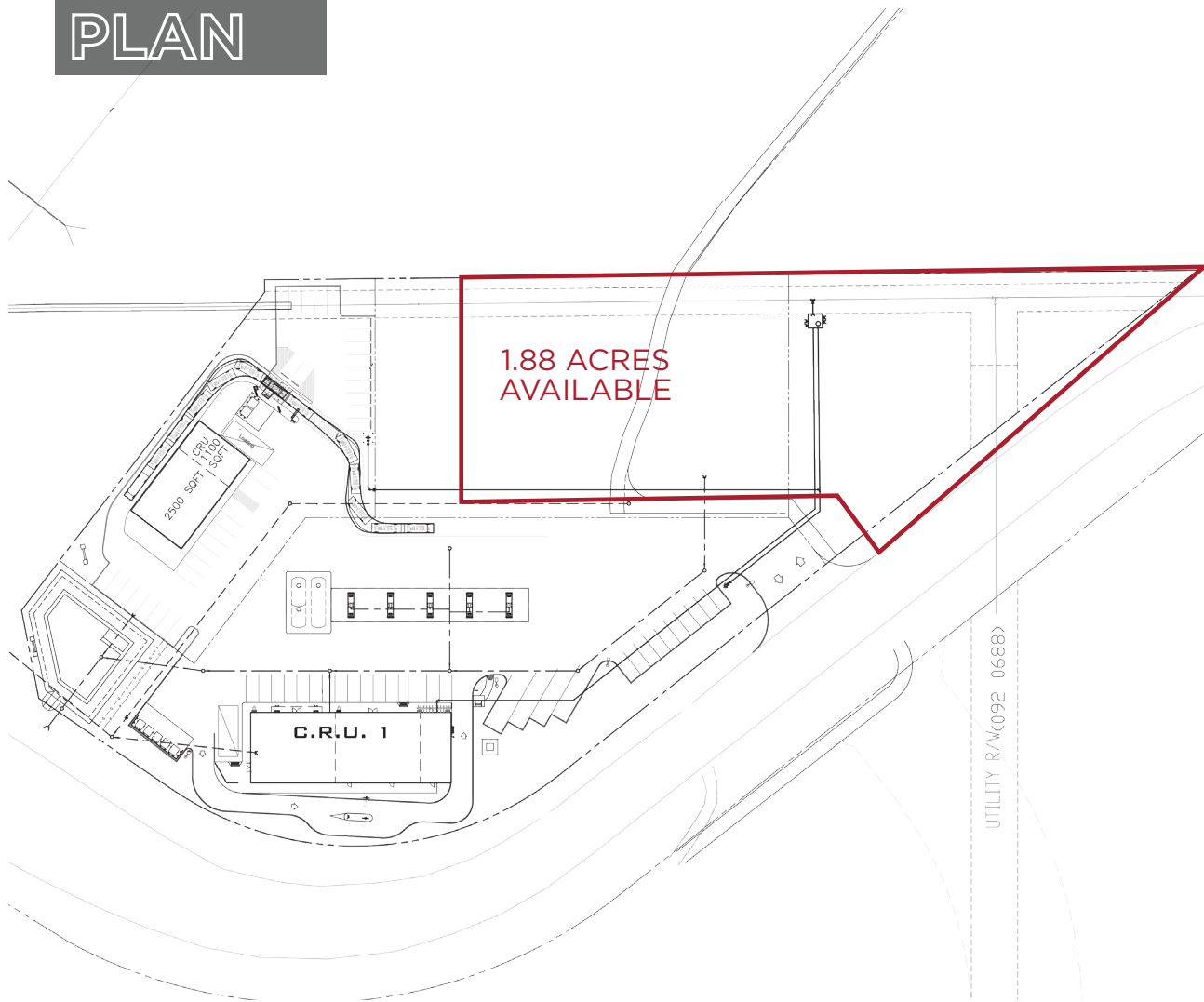
HOUSEHOLDS	1km	3km	6km
	110	2,931	5,590

AVERAGE INCOME	1km	3km	6km
	\$180,662	\$166,992	\$149,576

VEHICLES PER DAY
 4736 VPD on Highway 55 just West of the intersection



SITE PLAN



C2 Arterial Commercial

Permitted:

- Accessory building and use
- Antique store
- Automotive and equipment repair
- Automotive and recreational vehicle sale and rental
- Business support services
- Commercial School
- Drive-through vehicle service
- Eating and drinking establishment
- Equipment rentals
- Funeral home service
- Gas bar
- Health service
- Hotel
- Liquor store
- Manufactured home sales
- Motel
- Parking garage or lot
- Personal service facility
- Professional and financial services
- Public utility
- Retail, convenience
- Retail store
- Service Station
- Shopping center
- Spectator entertainment
- Vehicle washing facility
- Warehouse sales

Discretionary:

- Adult retail establishment
- Amusement establishment, indoor
- Amusement establishments, outdoor
- Animal hospital and shelters
- Body art shop
- Broadcasting studio
- Bulk fuel station
- Cannabis retail store
- Communication tower
- Cremation and internment
- Exhibition Grounds
- Flea Market
- Fleet Service
- Greenhouse and plant nursery
- Medical cannabis dispensary
- Mini-storage facility
- Nightclub
- Pawn shop
- Pet care service
- Limited contractor
- Public buildings and services
- Religious assembly
- Second hand goods store
- Security operator residential unit
- Temporary building
- Temporary or special events (seven continuous days or more)
- Warehouse sales
- Veterinarian
- Child Care facility
- Industrial vehicle and equipment
- Participant recreation, indoor
- Participant recreation, outdoor
- Private clubs
- Recycling depot
- Warehousing and storage



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