

# \$0 - 2 4802 43 Avenue, Cold Lake

MLS® #E4419926

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Cold Lake South, Cold Lake, AB

Discover an exceptional leasing opportunity in Cold Lake, Alberta, right next to Wal-Mart, where your business can thrive with high visibility and foot traffic. This 1,330 sq ft space is currently empty and primed for immediate occupancy, offering a blank canvas for your retail or service-based business. Benefit from the convenience of ample parking, multiple access points, and the flexibility to customize the space to your business's needs. With basic utilities already in place and opportunities for prominent signage, this location is ideal for retail shops, boutiques, and more. Seize this chance to establish or expand your business in a dynamic shopping area.



Built in 1996

## Essential Information

MLS® #	E4419926
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Retail
Status	Active

## Community Information

Address	2 4802 43 Avenue
Area	Cold Lake

Subdivision Cold Lake South  
City Cold Lake  
County ALBERTA  
Province AB  
Postal Code T9M 1K6

### Exterior

Exterior Wood Frame  
Construction Wood Frame

### Additional Information

Date Listed January 30th, 2025  
Days on Market 78  
Zoning Zone 60



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 10:47am MDT

