## FOR SALE



## 5426 55 Street Cold Lake, AB

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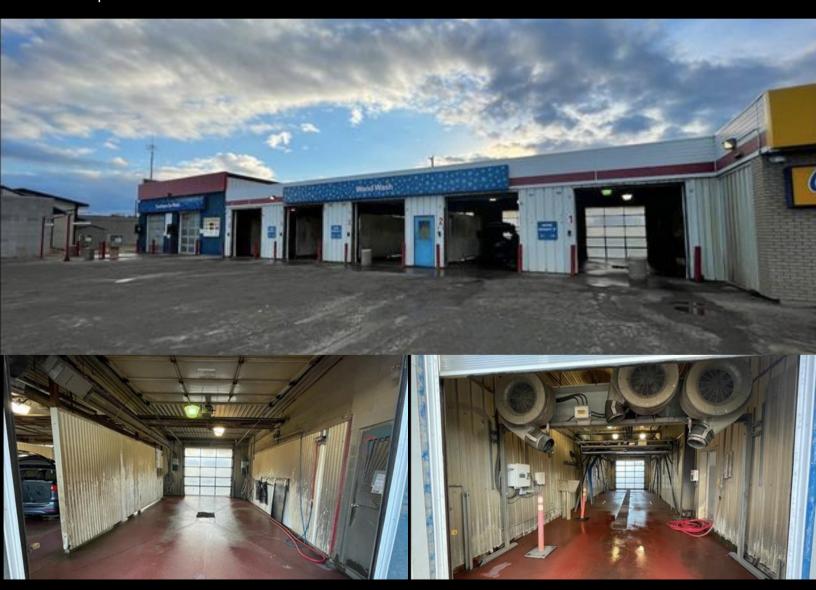
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### **PROPERTY OVERVIEW**

- Prime Location just 2.5 hours from Edmonton, in a highly accessible area.
- Esso gas bar
- Convenience store
- 5 wand wash bays
- 2 automatic car wash bays
- Laundromat
- Propane services



#### **PROPERTY OVERVIEW**

Taxes: \$34,126.61 (2023)

Land Size SF: 35,022

Diverse services offer ample opportunity to increase revenue.

Inventory is counted and calculated at cost for accurate financial tracking.

Detailed financial records are available upon completion of a Confidentiality Agreement.

Price: \$3,500,000







# LOCATION MAP



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