

# FOR SALE

Cold Lake South



5426 55 Street  
Cold Lake, AB

**Gurmeet Sandhu, REALTOR®**  
780.991.6663 | gurmeetsandhu141@gmail.com

**Gurprit Gill, REALTOR®**  
587.501.9936 | gurprit.gill@royallepagecommercial.com

**Royal LePage Magna | Commercial Division**  
Independently Owned & Operated

# 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



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemaq Real Estate Services Inc. and Bridgemaq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemaq Real Estate Services Manager Limited. All rights reserved.