

FOR SALE

Prime Development Opportunity:

14.53 Acres in Cold Lake, AB

RE/MAX
COMMERCIAL
CAPITAL

THE OPPORTUNITY

This 14.53-acre property, with approximately 7 acres of developable land, is a remarkable investment opportunity in Cold Lake, Alberta. Strategically located under the Central Cold Lake Area Structure Plan (ASP), this land offers a unique blend of flexibility, accessibility, and sustainability for future development.

The site is ideally zoned for medium-density residential (R3), single-family housing (R1B), and municipal reserves, providing diverse options for potential developments. Proposed plans include the construction of duplexes and tri-plexes, ensuring housing solutions

tailored to modern demands. The layout also includes a thoughtfully designed community park with landscaped areas, picnic facilities, and recreational amenities to enhance resident satisfaction and promote a connected community.

Positioned near major roadways, shopping centers, schools, and employment hubs, this property ensures unparalleled convenience and accessibility. It's a canvas for creating a thriving residential hub that caters to the growing needs of Cold Lake's population.

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DETAILS

Total Price	\$3,000,000
Total Area	14.53 Acres (633,363 SF)
Developable Area	Approximately 7 acres (304,920 SF)
Price Per Acre	\$206,469.37
Price Per Square Foot	\$4.74
Price Per Developable Acre	\$428,571.43
Price Per Developable SF	\$9.84

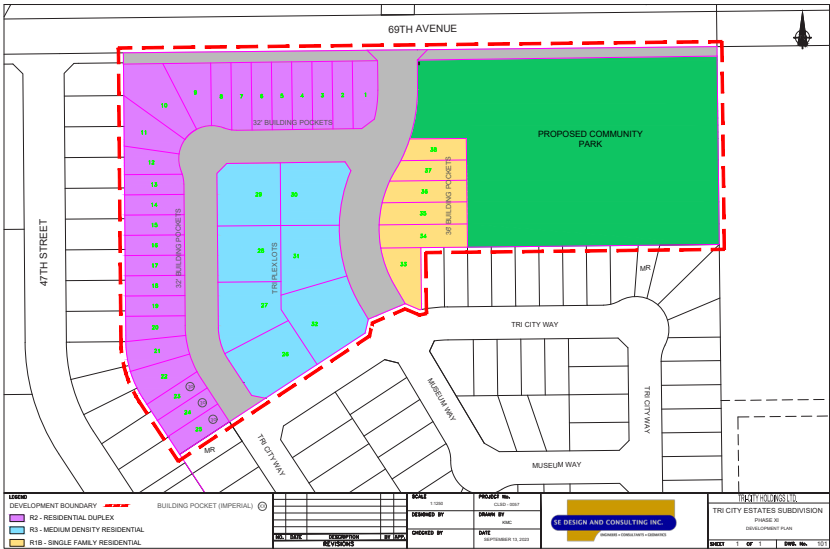
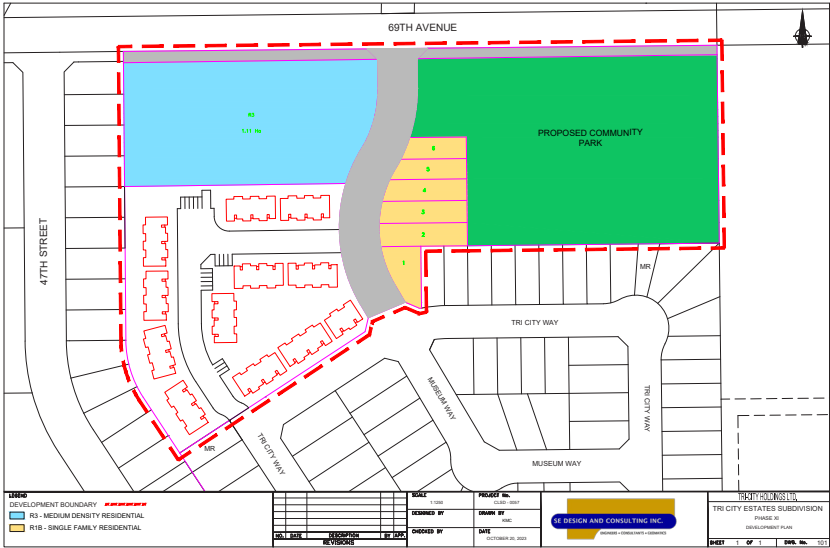
LAND USE & PLANNING

The proposed development integrates a variety of housing types, including tri-plexes and duplexes, within the R3 and R1B zones. These homes will provide a mix of affordability and style, catering to both families and professionals. The development's layout maximizes the site's potential, offering strategic road access and excellent connectivity through collector and arterial roads.

A centerpiece of the plan is the community park, designed with an emphasis on green spaces and recreational facilities. The park will feature picnic areas, benches, a play school structure, and pathways that connect to the broader pedestrian network. These elements create a harmonious balance between urban living and nature.

Infrastructure plans adhere to municipal service standards, ensuring seamless utility connections and sustainability. Landscaping will include trees, shrubs, and native plants, enhancing the aesthetic appeal while maintaining ecological integrity.

With its strategic zoning, robust infrastructure, and community-focused features, this property is poised to become a flagship development in Cold Lake.



WHY INVEST IN COLD LAKE, ALBERTA

Cold Lake is one of Alberta's hidden gems, combining natural beauty, a strong economy, and a growing community. Known for its picturesque lakes, vibrant recreational scene, and strategic location, Cold Lake offers a unique blend of lifestyle and opportunity that makes it an ideal destination for investors and developers.

1. Economic Strength and Growth Potential

Cold Lake is home to 4 Wing Cold Lake, a major Canadian Forces base, which acts as a cornerstone of the local economy. The city benefits from a stable population, steady employment, and a strong demand for quality housing. Furthermore, the region's oil and gas industry continues to drive growth, attracting skilled professionals and their families to the area.

2. Strategic Location and Connectivity

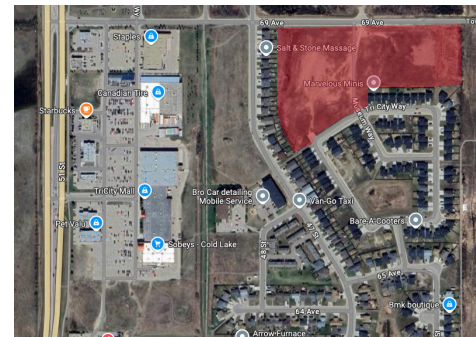
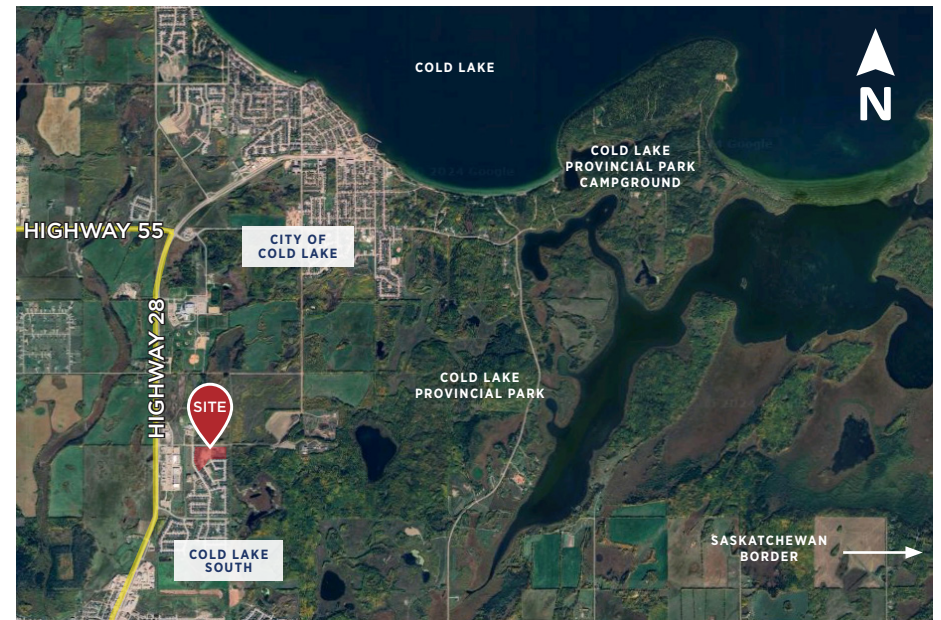
Located in northeastern Alberta, Cold Lake is a key hub for regional commerce and transportation. Its position near the Alberta-Saskatchewan border facilitates access to major markets, while local infrastructure—such as highways, airports, and rail connections—ensures ease of movement for goods and people.

3. Lifestyle Appeal

The city is famous for its namesake lake, offering year-round recreation, from boating and fishing in the summer to ice skating and snowmobiling in the winter. Coupled with top-tier schools, healthcare facilities, and a growing retail sector, Cold Lake is an attractive place for families and professionals alike. This blend of amenities drives demand for modern, high-quality residential developments.

4. Supportive Municipal Policies

The City of Cold Lake is actively fostering development through flexible zoning, forward-thinking area structure plans, and an investor-friendly approach. With incentives for developers and robust municipal services, Cold Lake offers a supportive environment for long-term investment success.





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