



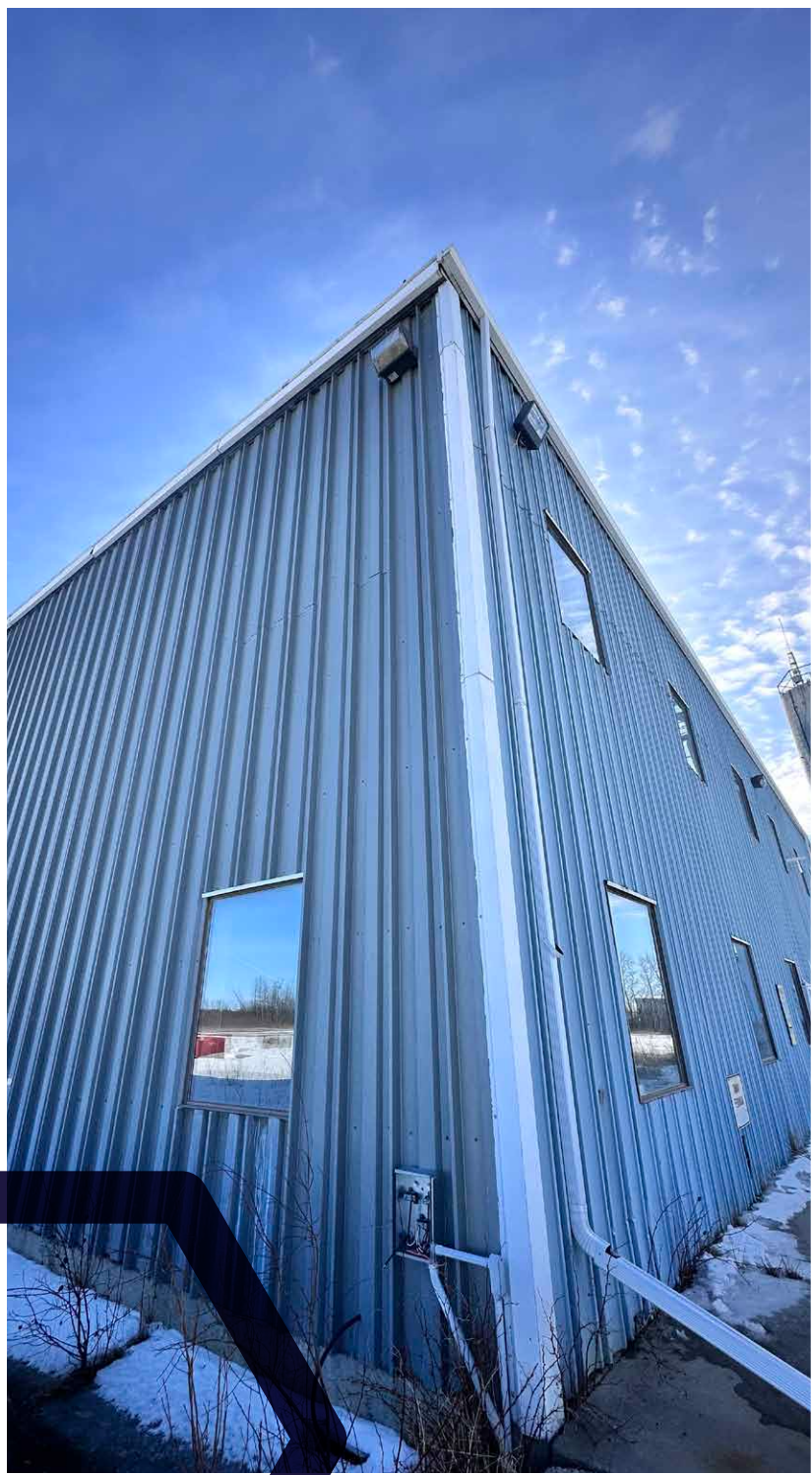
14.51-ACRE INDUSTRIAL SITE

63317 RANGE RD 424 COLD LAKE, AB

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PROPERTY HIGHLIGHTS

Located approximately 4 km west of Cold Lake in the Municipal District of Bonnyville No. 87, this 14.51-acre industrial-zoned property offers rare infrastructure and access readiness.

The site features full perimeter fencing and a gated entrance, ensuring secure access and strong visibility.

The yard is mostly surfaced with a durable base built to handle heavy-truck traffic and equipment staging—a foundation that would cost significantly to recreate.

Also included is a 10,752 sq ft steel-frame building (built in 1987) with office, shop and mezzanine space, providing flexibility for immediate use or redevelopment. Situated in a region with a strong industrial and resource-service economy, this site is ideal for growth, expansion or repositioning.

AERIAL VIEW



PROPERTY DETAILS

Legal Address:	Pt. Lot A, Block 1, Plan 8221829
Municipal Address:	63317 Range Rd 424 Cold Lake, Alberta
Site Size:	14.52 Acres
Building size:	10,752 SF w/ Multiple grade loading doors (1,575 sq ft office + 9,177 sq ft shop)
Year Built:	1987

Zoning:	A - Agricultural District
Fencing:	Perimeter fencing with rolling gate access
Yard:	Compacted through-out with gravel
Property Taxes:	\$20,847.00
Price:	\$1,580,000.00

