



GRASSROOTS

REALTY GROUP

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5426 55 Street
Cold Lake, Alberta

MLS # A2294200



\$3,290,000

Division:	Cold Lake South
Type:	Business
Bus. Type:	Car Wash, Gas Station, Laundromat
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,094 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.80 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	To be decided		

The subject property is a high-performing Esso fuel retail asset featuring an "On the Run "convenience store, six-bay wand wash, automatic car wash, and a coin-laundry. Positioned on a prominent 35,026 sq. ft. corner lot, the site offers excellent visibility, easy access, and multiple diversified revenue streams. Cold Lake is entering a major growth cycle driven by two transformational projects: A \$20-billion expansion of 4 Wing Cold Lake tied to the arrival of the F-35 fighter fleet, including new hangars, training facilities, and long-term military infrastructure. A \$16-billion carbon-capture and energy project that will significantly increase industrial activity and workforce presence. These developments are expected to increase population, contractor traffic, and service-sector demand, directly supporting higher fuel volumes, C-store sales, and car-wash and laundry usage. The property is supported by strong infrastructure, including three double-wall fiberglass tanks installed in 2006, and a laundry facility with 13 washers and 12 dryers. Annual Revenues:2025: \$4,428,903,2024: \$4,921,621,2023: \$5,303,620