



**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

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> 0.80 Acre
<b>Sewer:</b> -	<b>Lot Feat:</b> -
<b>Inclusions:</b> 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