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## **4517 55 AVE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Olds, Alberta Listing ID: 29635

MLS ID: A2196517

\$424,900



△ REES SMITH

**(403)** 350-7815

□ CIR Realty

**403-291-4440** 

4517 55 Ave , Olds , Alberta T4H 1B9

**Transaction Type** 

For Sale

Zoning

CH - HIGHWAY COMMERCIAL

Structure Type

Office

Legal Plan 9160GE

Construction Type
Wood Frame

Electric

100 Amp Service

Inclusions

Office furniture (desks & chairs), fridge,

dishwasher

Title

Fee Simple

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

1524.00

Roof

Asphalt Shingle

Cooling

None

Restrictions

None Known

**Days On Market** 

242

**Building Type**Office Building

**Property Sub Type** 

Office

Building Area (Sq. M.)

141.58

**Foundation**Poured Concrete

Heating

Central, Natural Gas

Reports

RPR with Compliance, Title

Incredible location for your business or next commercial investment property directly across from the Tim Horton's drive-thru window & hi-vis from Hwy 27 in Olds, Alberta! Make the investment and set up your business & yourself up for success with superior visibility & arguably the highest vehicle counts and walk traffic in town. Multiple Potential Uses - professional services / retail / food services / storage ect. (with approved use change). NEWLY RENOVATED Highway Commercial Office Building - renos completed in fall 2024 - reception area, 2 office spaces, washroom, and kitchen all with new flooring, paint & baseboards, kitchen counter tops, cabinets, sink, stainless appliances, wheel chair accessible bathroom, emergency lighting, wheel chair ramp, and addition of new 3 stall parking pad (off the south side alley) along with the original 2 car concrete pad in front of garage (5 off street parking total). Front door access off off wheel chair ramp and side door breezeway access. Heated breeze way (employee break area with basement access) & 16'x24' attached garage are great for storage or can be further developed to add more public facing space. All renovations to code, and all required development permits and licensing for commercial office space completed in 2024. Lot is 6598 sq.ft. - lawn grass frontage with large v-shaped permitted signage. Lawn grass area in the rear great for outdoor break, picnic, or smoking area for employees or for future add-on building expansion. TELUS PureFlbre internet is now available to this office. If you have a desire get into commercial leasing or have a professional service/retail to provide to Olds and surrounding areas you need to give this opportunity serious consideration!

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