

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4517 55 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Olds, Alberta



**Listing ID:**  
29635


**MLS ID:**  
A2196517

**\$449,900**



 **REES SMITH**  
 (403) 350-7815

 **CIR Realty**  
 403-291-4440

 4517 55 Ave , Olds , Alberta T4H 1B9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 180
<b>Zoning</b> CH - HIGHWAY COMMERCIAL	<b>Subdivision</b> NONE	<b>Building Type</b> Office Building
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 9160GE	<b>Building Area (Sq. Ft.)</b> 1524.00	<b>Building Area (Sq. M.)</b> 141.58
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Electric</b> 100 Amp Service	<b>Cooling</b> None	<b>Heating</b> Central,Natural Gas
<b>Inclusions</b> Office furniture (desks & chairs), fridge, dishwasher	<b>Restrictions</b> None Known	<b>Reports</b> 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 PureFibre 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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.