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5025 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta



Listing ID:
29641


MLS ID:
A2199038

\$1,300,000



 **TIM CROUGH**
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 **CIR Realty**
 403-271-0600

 5025 50 Street , Olds , Alberta T4H 1R9

Transaction Type For Sale	Title Fee Simple	Days On Market 138
Zoning C1 Central Commercial	Subdivision NONE	Building Type Free-Standing
Year Built 1966	Structure Type Institutional	Property Type Commercial
Property Sub Type Office	Legal Plan 868E	Building Area (Sq. Ft.) 16800.00
Building Area (Sq. M.) 1560.76	Lot Size (Sq. Ft.) 20000	Lot Size (Acres) 0.46
Footprint (Sq. Ft.) 5800	Roof Flat	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route,Back Alley Access,Direct Access,Mixed,On Major Traffic Route,Paved Road,Public
Inclusions N/A	Restrictions Call Lister	Reports Property Inspection,RPR

The building is two storeys high and contains a full basement with an estimated 10,700 square feet of rentable space being 4000 square feet of office space on the second floor, 1200 square feet of office on the main floor, 3000 square feet of retail on the main floor and 2500 square feet of storage in the lower level. The construction is precast concrete with a brick veneer exterior. One elevator services the building. The building is fully air conditioned and is heated by forced air furnaces. For the age of the building, it would be considered to be in very good condition. The upper level is occupied by Alberta Health Services and the balance of the building can be considered vacant. The main level lends itself well to retail with good entrance ways, ceiling heights and parking.

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