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5025 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Olds, Alberta29641A2199038

\$1,300,000



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2 (403) 540-4102

□ CIR Realty

403-271-0600

6 5025 50 Street , Olds , Alberta T4H 1R9

Transaction Type Title Days On Market

For Sale Fee Simple 260

ZoningSubdivisionBuilding TypeC1 Central CommercialNONEFree-Standing

Year BuiltStructure TypeProperty Type1966InstitutionalCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 868E 16800.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1560.76 20000 0.46

Footprint (Sq. Ft.)RoofFoundation5800FlatPoured Concrete

Access to Property

CoolingHeatingAccessible to Major Traffic Route, BackCentral AirForced Air, Natural GasAlley Access, Direct Access, Mixed, On

Major Traffic Route,Paved Road,Public

Inclusions Restrictions Reports

N/A Call Lister 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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