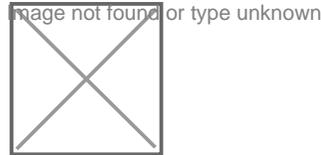


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4530 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Olds, Alberta

**Listing ID:**  
29920

**MLS ID:**  
A2204742

**\$519,900**



 **JANICE WIDMER ANDERSON**  
 (403) 994-0214

 Widmer Realty Ltd.  
 403-556-4050

 4530 54 Avenue , Olds , Alberta T4H 1B8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 99	<b>Zoning</b> CH-1
<b>Subdivision</b> NONE	<b>Year Built</b> 1962	<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> 1196.00	<b>Building Area (Sq. M.)</b> 111.11	<b>Inclusions</b> UTILITY SHED
<b>Restrictions</b> None Known	<b>Reports</b> None	

Excellent investment property located on highway 27 in Olds. High visibility, high traffic area in the heart of Olds and along main highway to the west country. Rare opportunity to own a coveted commercial property with highway frontage. The Town of Olds is a growing community strategically located just off the QE2 between Red Deer and Calgary. Home to the world renowned Olds College, the Town has an abundance of amenities and a diverse business community. This highway commercial office building is in excellent condition, has a large reception area, five private offices on the main floor, two piece bath and developed basement with office area, conference room, storage room and mechanical room with a new hot water tank. Exterior ramp for accessibility, large utility shed, 8 stall parking area, concrete walks, illuminated signage and mature trees. 7728 sq ft lot and rental income of \$3300.00 per month triple net. Long term tenant in place. Invest in this dynamic community.

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