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4602/10 46 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta



Listing ID:
30053


MLS ID:
A2205693

\$999,999



 **ARSH SIDHU**
 (403) 430-0095

 Real Broker
 855-623-6900

 4602/10 46 Avenue , Olds , Alberta T4H1C6

Transaction Type

For Sale

Days On Market

89

Zoning

CH

Subdivision

NONE

Year Built

1953

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2652S

Building Area (Sq. Ft.)

6500.00

Building Area (Sq. M.)

603.86

Lot Size (Sq. Ft.)

28341

Lot Size (Acres)

0.65

Inclusions

N/A

Restrictions

Call Lister

Reports

Call Lister

Located at the busiest intersection of Olds, this .65-acre commercial property offers outstanding investment potential. With 6,500 sqft of commercial space, it features two fully equipped shops. One shop is currently leased under a stable long-term NNN lease, providing immediate cash flow, while the other shop is vacant but offers excellent potential for a long-term lease as well. This property boasts an impressive 8+% cap rate when fully leased, ensuring a strong return on investment. Its high visibility and prime location provide unlimited redevelopment potential, making it an ideal opportunity for both investors and developers. All necessary reports are available for review. Don't miss out on this incredible investment opportunity! Schedule a showing with the listing agent today!

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