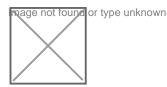


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5120 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Olds, Alberta Listing ID: 30388

MLS ID: A2216460

\$960,000



A DAVID DOYLE

**2** (403) 507-0184

□ CIR Realty

**403-271-0600** 

🛱 5120 50 Avenue, Olds, Alberta T4H 1A5

**Transaction Type** 

For Sale

Title

Fee Simple

Subdivision

**Days On Market** 

7

Zoning

Year Built

C1

Structure Type
Other

NONE

Building Type See Remarks

Property Type Commercial

Property Sub Type

Office

1977

Legal Plan

868E

Building Area (Sq. Ft.)

2728.00

Building Area (Sq. M.)

253.44

Footprint (Sq. Ft.)

2728

Construction Type
Brick.Masonite

Roof

Flat Torch Membrane, Flat, Tar/Gravel

Foundation

Poured Concrete

**Electric** 

150 Amp Service

Cooling

Central Air

Heating

Central, Forced Air, Natural Gas

Lot Features

Back Lane, City Lot, Corner Lot, Level, Paved, Street Lighting

**Commercial Amenities** 

Laundry Facility, Lunchroom, Parking-Extra, Shower, Storefront

Access to Property

Back Alley Access, Front and Rear Drive access, Major Shopping Nearby, Paved

Road, Public

Inclusions

N/A

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Restrictions

None Known

cash flow.

Reports

Floor Plans, Title

Excellent commercial investment opportunity located in the heart of Uptown Olds. This 2,728 sq ft standalone building is fully leased to a long-standing physiotherapy clinic that has been in business for over 20 years. They have recently signed a new 10-year lease. The lease is complete with rent escalation in 5 years, and is a full Triple Net (NNN) agreement, has the tenant responsible for all property expenses, including taxes, insurance, and maintenance, making this a low-risk, hands-off investment for the new owner. The interior is clean, bright, and exceptionally well-maintained, featuring five private treatment rooms, an office, file storage, a reception area, a comfortable waiting space, a large exercise area with two additional treatment spaces, two bathrooms (one with a shower), and a laundry room. The building was constructed in 1977 on a slab-on-grade foundation with masonry walls and is heated by two newer forced-air furnaces with central air conditioning for comfort. The property enjoys excellent exposure, with east-facing frontage and a south-facing side allowing bright, natural southeast sunlight throughout the day. Situated in a walkable and professional area of Uptown Olds, this property is ideally located for continued use in the health services sector. Current lease rates are \$21.00 per square foot for years 1–5 and \$23.00 per square foot for years 6–10, with an average net operating income of approximately \$60,016 per year. A great opportunity to acquire a turn-key investment with a proven tenant and reliable long-term

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