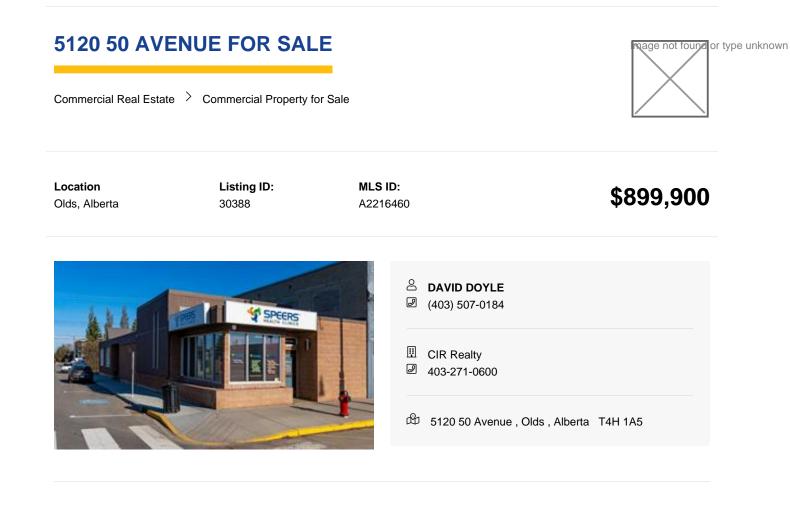


Generated: Jul 12, 2025, 9:00:46

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.



Transaction Type For Sale

Zoning C1

Year Built 1977

Property Sub Type Office

Building Area (Sq. M.) 253.44

Roof Flat Torch Membrane,Flat,Tar/Gravel

Cooling Central Air

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

Restrictions None Known Title Fee Simple

Subdivision NONE

Structure Type Other

Legal Plan 868E

Footprint (Sq. Ft.) 2728

Foundation Poured Concrete

Reports

Floor Plans, Title

Heating Central,Forced Air,Natural Gas

Access to Property Back Alley Access, Front and Rear Drive access, Major Shopping Nearby, Paved Road, Public Days On Market

Building Type See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 2728.00

Construction Type Brick,Masonite

Electric 150 Amp Service

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

Inclusions N/A

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 cash flow.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.