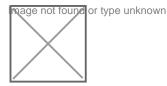


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1-6, 4917 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Olds, Alberta Listing ID: 31093

MLS ID: A2225981

\$724,999



- **GLENN CHRISTIANSEN**
- **2** (403) 415-9464
- Coldwell Banker Vision Realty
- **403-415-9464**
- 1-6, 4917 54 Avenue, Olds, Alberta T4H 1N8

Transaction Type

For Sale

Zoning

R3

Structure Type

Low Rise (2-4 stories)

Legal Plan 6117HS

Lot Size (Sq. Ft.)

5967

Roof

Flat Torch Membrane

Lot Features

Back Lane, Landscaped, Near Shopping

Center

Restrictions

None Known

Title

Fee Simple

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

4612.00

Lot Size (Acres)

0.14

Foundation

Poured Concrete

Access to Property

Accessible to Major Traffic Route, Back Alley Access, Major Shopping

Nearby, Public

Reports

Floor Plans, Other Documents, Property

Disclosure, RPR with Compliance, Title

Days On Market

27

Year Built

1962

Property Sub Type

Multi Family

Building Area (Sq. M.)

428.47

Construction Type

Stucco, Wood Frame

Heating

Forced Air, Natural Gas

Inclusions

Five Stoves, Four Fridges, Three Hood Fans, One Washing Machine, One Coin Operated Dryer, Fire Extinguishers, Storage Shed, Window Coverings

INVESTMENT OPPORTUNITY! Multi-Family Apartment Building with 6 units. There is two 1-Bedroom units (approx. 650 SF) and four-2 Bedroom units (approx. 827 SF) in Olds, Alberta. This is a well maintained building with many upgrades over the last 12 years including windows, high efficiency furnaces in each unit, and one new hot water tank (2023) to name a few. This building is very well located in Olds, close to grocery stores, shopping, restaurants and gas stations. Ground floor has shared laundry with one washer and one coin operated dryer. Parking at the rear of the building for 4 vehicles with more off street.

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