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## 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**  
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 1-6, 4917 54 Avenue , Olds , Alberta T4H 1N8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 27
<b>Zoning</b> R3	<b>Subdivision</b> NONE	<b>Year Built</b> 1962
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 6117HS	<b>Building Area (Sq. Ft.)</b> 4612.00	<b>Building Area (Sq. M.)</b> 428.47
<b>Lot Size (Sq. Ft.)</b> 5967	<b>Lot Size (Acres)</b> 0.14	<b>Construction Type</b> Stucco,Wood Frame
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Landscaped,Near Shopping Center	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Major Shopping Nearby,Public	<b>Inclusions</b> Five Stoves, Four Fridges, Three Hood Fans, One Washing Machine, One Coin Operated Dryer, Fire Extinguishers, Storage Shed, Window Coverings
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Other Documents,Property Disclosure,RPR with Compliance,Title	

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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