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## 4517 55 AVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Olds, Alberta



**Listing ID:**  
31556


**MLS ID:**  
A2224794

**\$2,200**



 **REES SMITH**  
 (403) 350-7815

 **CIR Realty**  
 403-291-4440

 4517 55 Ave , Olds , Alberta T4H 1B9

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 168
<b>Lease Amount</b> 2200.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> CH - HIGHWAY COMMERCIAL
<b>Subdivision</b> NONE	<b>Building Type</b> Office Building	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9160GE
<b>Building Area (Sq. Ft.)</b> 1524.00	<b>Building Area (Sq. M.)</b> 141.58	<b>Construction Type</b> Wood Frame
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service
<b>Cooling</b> None	<b>Heating</b> Central,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Incredible location for your business to lease directly across from the Tim Horton's drive-thru window & hi-vis from Hwy 27 in Olds, Alberta! Set up your business & yourself up for success with superior visibility & arguably the highest vehicle counts and walk traffic in town. Multiple Potential Uses - professional services / retail / food services / storage ect. (with approved use change). NEWLY RENOVATED Highway Commercial Office Building - renos completed in fall 2024 - reception area, 2 office spaces, washroom, and kitchen all with new flooring, paint & baseboards, kitchen counter tops, cabinets, sink, stainless appliances, wheel chair accessible bathroom, emergency lighting, wheel chair ramp, and addition of new 3 stall parking pad (off the south side alley) along with the original 2 car concrete pad in front of garage (5 off street parking total). Front door access off off wheel chair ramp and side door breezeway access. Breeze way (employee break area with basement access) & 16'x24' garage are great for storage or can be developed into more public facing space. All renovations to code, and all required development permits and licensing for commercial office space completed in 2024. Lot is 6598 sq.ft. - lawn grass frontage with large v-shaped permitted signage. Lawn grass area in the rear great for outdoor break, picnic, or smoking area for employees or for future add-on building expansion. TELUS PureFibre internet is now available to this office. If you have a professional service/retail to provide to Olds and surrounding areas you must give this opportunity serious consideration!

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