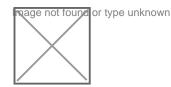


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4517 55 AVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location** Olds, Alberta Listing ID: 31556

MLS ID: A2224794

\$2,200



A REES SMITH

**(403)** 350-7815

□ CIR Realty

**403-291-4440** 

4517 55 Ave , Olds , Alberta T4H 1B9

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

105

**Lease Amount** 

2200.00

Lease Frequency

Monthly

Zoning

CH - HIGHWAY COMMERCIAL

Subdivision

NONE

**Building Type** 

Office Building

Structure Type

Office

Property Type

Asphalt Shingle

Commercial

Property Sub Type

Office

Legal Plan 9160GE

Building Area (Sq. Ft.)

1524.00

Building Area (Sq. M.)

141.58

Construction Type

Wood Frame

Roof

Poured Concrete

**Foundation** 

**Electric** 

100 Amp Service

Cooling None Heating

Central, Natural Gas

**Inclusions** 

N/A

Restrictions

Reports

None Known 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 PureFlbre 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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