

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.

## 4501 46 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Olds, Alberta



**Listing ID:**  
31719


**MLS ID:**  
A2248944

**\$820,000**



 **RAY CAVIN**  
 (403) 415-9464

 Coldwell Banker Vision Realty  
 403-415-9464

 4501 46 Avenue , Olds , Alberta T4H1R6

**Transaction Type**

For Sale

**Days On Market**

106

**Zoning**

UR

**Subdivision**

NONE

**Building Type**

See Remarks

**Year Built**

2007

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

6196HG

**Building Area (Sq. Ft.)**

2231.00

**Building Area (Sq. M.)**

207.26

**Lot Size (Sq. Ft.)**

49658

**Lot Size (Acres)**

1.14

**Construction Type**

See Remarks

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas,Propane

**Inclusions**

Fridge, Stove, washer and Dryer in the house, Dishwasher and Central Air in the Modular,

**Restrictions**

Utility Right Of Way

**Reports**

Aerial Photos

Strategically positioned just off the major arterial intersection of Highway 2A and Highway 27, this 1.14-acre commercial property offers exceptional visibility, accessibility, and redevelopment potential—a rare opportunity in the thriving community of Olds (population approx. 9,200). The site features a 2,231 sq ft modular office building on a concrete foundation, complete with 5+ offices, 2 full bathrooms, a full kitchen, loading dock, and full wheelchair accessibility. A 22 x 22 ft Quonset-style outbuilding with 100-amp service includes a new overhead radiant heater and in-floor heating rough-in, making it ideal for storage, workshop, or expansion. Also included is a 1,013 sq ft two-story residence with 3 bedrooms (some windows do not meet current egress standards) that is currently rented, providing immediate income. The home and office building each have their own septic systems, while both are connected to town water for convenience and reduced servicing costs. Previously operated as a successful veterinary clinic, the property is well-suited for a variety of commercial uses, including office, medical, professional, or service-based operations, or could be redeveloped entirely. Situated at the intersection of Hwy 2A and Hwy 27, the location benefits from strong two-way traffic flow along both major corridors. Hwy 2A serves as a primary north–south route connecting Calgary and Red Deer through Olds, while Hwy 27 offers east–west access from Sundre to points beyond. These routes support steady local and regional traffic, ensuring excellent brand exposure and customer accessibility.

**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.