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4530 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta



Listing ID:
31774


MLS ID:
A2248811

\$425,000



 **GLENN CHRISTIANSEN**
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 4530 54 Avenue , Olds , Alberta T4H 1B8

Transaction Type For Sale	Title Fee Simple	Days On Market 287
Zoning CGD	Subdivision NONE	Year Built 1963
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 9160GE	Building Area (Sq. Ft.) 1196.00	Building Area (Sq. M.) 111.11
Lot Size (Sq. Ft.) 7728	Lot Size (Acres) 0.18	Construction Type Stucco,Wood Frame
Roof Metal	Foundation Block	Cooling Central Air
Heating Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Corner Lot,Landscaped,Near Shopping Center,Street Lighting	Commercial Amenities Boardroom,Outside Storage,Storage
Access to Property Accessible to Major Traffic Route,Back Alley Access	Inclusions Utility Shed, 4 Desks	Restrictions None Known
Reports Floor Plans,RPR with Compliance,Title		

PRICE IMPROVEMENT TO \$425,000! Owner is retiring in June.....All SERIOUS OFFERS welcome. Exceptional Highway Commercial Property in the Heart of Olds. Position your business for success with this prime commercial property offering unmatched visibility and access along Highway 27 in Olds. Perfectly suited for professional and service-based businesses, this location ensures your company stays front and center in one of the community's busiest corridors. Designed for functionality and comfort, the building provides approximately 2,000 sq. ft. of fully developed space across the main floor and basement. The main level features a large reception and waiting area, five private offices, a coffee station, and a two-piece bathroom—ideal for client-facing operations. The developed basement includes a spacious conference room, additional office area, storage room, and a mechanical room with a newer hot water tank. The property is also equipped with air conditioning for year-round comfort. Accessibility and convenience are built in, with an exterior ramp, an eight-car paved parking area, illuminated signage, and concrete walkways with landscape curbing. Mature trees and thoughtful landscaping enhance the property's professional curb appeal. Situated on a 7,728 sq. ft. lot with 56 feet of frontage along Highway 27 and 138 feet along 54 Avenue, this high-traffic site offers tremendous exposure and ease of access. The Town of Olds continues to grow and thrive, attracting professionals and businesses across sectors thanks to its strategic location between Calgary and Red Deer and proximity to the renowned Olds College. This property offers an exceptional opportunity to establish or expand your business in a dynamic, business-friendly community with strong local amenities and steady economic growth.

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