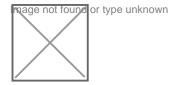


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4530 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Olds, Alberta Listing ID: 31774

MLS ID: A2248811

\$495,000



- **GLENN CHRISTIANSEN**
- **2** (403) 415-9464
- Coldwell Banker Vision Realty
- **403-415-9464**
- 4530 54 Avenue, Olds, Alberta T4H 1B8

Transaction Type

For Sale

Title

Days On Market

Zoning CH **Subdivision** NONE

Fee Simple

Year Built 1963

22

Structure Type

Office

Property Type Commercial **Property Sub Type**

Office

Legal Plan

9160GE

Building Area (Sq. Ft.)

Building Area (Sq. M.)

111.11

Lot Size (Sq. Ft.)

7728

Roof

Lot Size (Acres)

0.18

1196.00

Construction Type Stucco, Wood Frame

Foundation

Metal Block

Cooling

Central Air

HeatingForced 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, Title

HIGHWAY COMMERCIAL PROPERTY with HIGHWAY 27 FRONTAGE! Ideal for a service based commercial business to be located on highway 27 in Olds. Calling all Professionals needing to expand with their own space or Investors looking to expand their commercial portfolio. Accountants, lawyers, insurance companies, investment companies, real estate companies, and social work providers, to name a few, all would benefit from the functionality of this great space. High visibility, high traffic area in the heart of Olds and along the main highway to the west country. Rare opportunity to own a coveted commercial property with highway frontage. The Town of Olds is a growing community strategically located just off the QE2 between Red Deer and Calgary. Home to the world renowned Olds College, the Town has an abundance of amenities and a diverse business community. This highway commercial office building, with approximately 2000 sq. ft. of usable space (main and basement development), is in excellent condition, with a large reception area, waiting area, five private offices on the main floor, coffee station, two piece bath and a developed basement with another office area, conference room, storage room and mechanical room with a newer hot water tank. The building also has A/C. Property also boasts an exterior ramp for accessibility, large utility shed, 8 car paved parking area, concrete walks and landscape curbing, illuminated signage and mature trees. 7728 sq ft lot including 56' along Highway #27 and 138' along 54 Avenue. It's time to grow your business in this dynamic community.

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