

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

\$459,000



 **GLENN CHRISTIANSEN**
 (403) 415-9464

 Coldwell Banker Vision Realty
 403-415-9464

 4530 54 Avenue , Olds , Alberta T4H 1B8

Transaction Type For Sale	Title Fee Simple	Days On Market 164
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		

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.

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.