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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

**\$439,000**



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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 225
<b>Zoning</b> CGD	<b>Subdivision</b> NONE	<b>Year Built</b> 1963
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 9160GE	<b>Building Area (Sq. Ft.)</b> 1196.00	<b>Building Area (Sq. M.)</b> 111.11
<b>Lot Size (Sq. Ft.)</b> 7728	<b>Lot Size (Acres)</b> 0.18	<b>Construction Type</b> Stucco,Wood Frame
<b>Roof</b> Metal	<b>Foundation</b> Block	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,City Lot,Corner Lot,Landscaped,Near Shopping Center,Street Lighting	<b>Commercial Amenities</b> Boardroom,Outside Storage,Storage
<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access	<b>Inclusions</b> Utility Shed, 4 Desks	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans,RPR with Compliance,Title		

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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