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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

\$459,000



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

Transaction Type	Title	Days On Market
For Sale	Fee Simple	164
Zoning	Subdivision	Year Built
CGD	NONE	1963
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9160GE	1196.00	111.11
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
7728	0.18	Stucco,Wood Frame
Roof	Foundation	Cooling
Metal	Block	Central Air
Heating	Lot Features	Commercial Amenities
Forced Air,Natural Gas	Back Lane,City Lot,Corner Lot,Landscaped,Near Shopping Center,Street Lighting	Boardroom,Outside Storage,Storage
Access to Property	Inclusions	Restrictions
Accessible to Major Traffic Route,Back Alley Access	Utility Shed, 4 Desks	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.

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