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## 5303 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Olds, Alberta



**Listing ID:**  
32074


**MLS ID:**  
A2255541

**\$925,000**



 **DAVE HOGARTH**  
 (403) 994-0054

 Century 21 Bravo Realty  
 403-556-4000

 5303 50 Avenue , Olds , Alberta T4H 1P4

|   |   |   |
|---|---|---|
| <b>Transaction Type</b><br>For Sale             | <b>Title</b><br>Fee Simple                | <b>Days On Market</b><br>2              |
| <b>Zoning</b><br>C1                             | <b>Subdivision</b><br>NONE                | <b>Year Built</b><br>1998               |
| <b>Structure Type</b><br>Low Rise (2-4 stories) | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Mixed Use   |
| <b>Legal Plan</b><br>0613171                    | <b>Building Area (Sq. Ft.)</b><br>6000.00 | <b>Building Area (Sq. M.)</b><br>557.41 |
| <b>Inclusions</b><br>None                       | <b>Restrictions</b><br>None Known         | <b>Reports</b><br>None                  |

Fantastic investment property located on a main street in the heart of Olds. This single-level commercial building features four bays, with three currently rented to diversified tenants, providing steady income and reduced risk. The flexible layout makes it ideal for a variety of businesses, from retail and service to professional office space. Situated in a high-traffic location near schools, the Olds AG Society grounds, and established retailers, this property offers excellent visibility and convenience for tenants and customers alike. Olds continues to grow with a population nearing 10,000 and a strong regional draw, making this a reliable investment opportunity. Bonus Opportunity: The commercial lot directly beside this property is also available for sale, offering the potential for expansion or an additional investment.

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