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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

Transaction Type	Title	Days On Market
For Sale	Fee Simple	126
Zoning	Subdivision	Year Built
C1	NONE	1998
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0613171	6000.00	557.41
Inclusions	Restrictions	Reports
None	None Known	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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