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