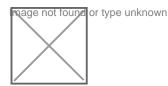


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5303 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Olds, Alberta Listing ID: 32074

MLS ID: A2255541

\$925,000



- **△** DAVE HOGARTH
- **2** (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

ZoningSubdivisionYear BuiltC1NONE1998

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

InclusionsRestrictionsReportsNoneNone KnownNone

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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