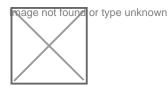


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5642 46 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Olds, Alberta Listing ID: 32221

MLS ID: A2259023

\$23



- ANGELA FULLER
- **2** (403) 586-9817
- MaxWell Capital Realty
- **403-282-7770**
- 642 46 Street , Olds , Alberta T4H 1B8

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Mixed Use

Property Type Commercial

Building Area (Sq. M.)

793.11

Foundation

Block, Poured Concrete

Reports None Title

Fee Simple

Zoning

Hwy Commercial

Year Built

1972

Property Sub Type

Business

Construction Type
See Remarks

Inclusions

n/a

Lease Amount

23.00

Subdivision

NONE

Structure Type

None

Building Area (Sq. Ft.)

8537.00

Roof Metal

Restrictions

None Known

Located at the northeast corner of the intersection of 46 street (Hwy 27) and 57 Avenue. This is a high-profile 0.97-acre location along the main commercial node in the town of Olds with south exposure to a major traffic arterial route. This is a single tenant commercial building with a rentable area of 8537 sq ft zoned hwy commercial. The building is an open format design that is demised into 2 showroom areas. There is a storage area along the north side (rear) of the building as well as a small storage area on the southeast end. The building features three grade level loading doors on the west end of the building and one grade level loading door to the east end. Plenty of paved parking to the south and the west. Olds is a major Agri-business hub as well as a base for oilfield service and light industrial manufacturers located just off the Hwy 2 corridor between Red Deer and Calgary.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.