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## HEALTH SERVICES, PROFESSIONAL SERVICE, PROFESSIONAL/OFFICE FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**

Olds, Alberta

**Listing ID:**

32579

**MLS ID:**

A2265377

**\$899,900**



 **DIONE IRWIN**  
 (403) 970-9424

 The Real Estate District  
 403-618-6984

 5120 50 Avenue , Olds , Alberta T4H 1A5

**Transaction Type**

For Sale

**Transaction Type**

For Sale

**Days On Market**

94

**Days On Market**

146

**Business Type**Health Services,Professional  
Service,Professional/Office**Zoning**

C1

**Zoning**

C1

**Subdivision**

NONE

**Subdivision**

NONE

**Building Type**

Free-Standing

**Year Built**

1977

**Year Built**

1977

**Structure Type**

Office

**Structure Type**

Office

**Property Type**

Commercial

**Property Type**

Commercial

**Property Sub Type**

Office

**Property Sub Type**

Office

**Legal Plan**

868E

**Legal Plan**

868E

**Building Area (Sq. Ft.)**

2537.25

**Building Area (Sq. Ft.)**

2703.00

**Building Area (Sq. M.)**

235.72

**Building Area (Sq. M.)**

251.11

**Construction Type**

Brick,Masonite

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Brick,Masonite

**Roof**

Flat Torch Membrane,Flat,Tar/Gravel

**Roof**

Flat Torch Membrane,Flat,Tar/Gravel

**Foundation**

Poured Concrete

**Foundation**

Poured Concrete

**Electric**

150 Amp Service

**Electric**

150 Amp Service

**Cooling**

Central Air

**Cooling**

Central Air

**Heating**

Central,Forced Air,Natural Gas

**Heating**

Central,Forced Air,Natural Gas

**Lot Features**Back Lane,City Lot,Corner  
Lot,Level,Paved,Street Lighting**Lot Features**Back Lane,City Lot,Corner  
Lot,Level,Paved,Street Lighting**Commercial Amenities**Laundry Facility,Lunchroom,Parking-  
Extra,Shower,Storefront**Commercial Amenities**Laundry Facility,Lunchroom,Parking-  
Extra,Shower,Storefront**Access to Property**Back Alley Access,Front and Rear Drive  
access,Major Shopping Nearby,Paved  
Road,Public**Access to Property**Back Alley Access,Front and Rear Drive  
access,Major Shopping Nearby,Paved  
Road,Public**Inclusions**

All attached furniture, window coverings

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All attached furniture, window coverings

**Restrictions**

None Known

**Restrictions**

None Known

**Reports**

Title

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Title

Here's your chance to own a fully leased, stand-alone commercial property right in the vibrant core of Uptown Olds. Spanning 2703 sq ft, this solid masonry building has been home to a trusted physiotherapy clinic for over two decades. The tenant recently committed to a brand-new 10-year Triple Net lease—complete with a rent increase at the halfway mark—meaning they cover all operating costs, including taxes, insurance, and maintenance. For you, that translates into a dependable, low-maintenance income stream. Inside, the space is bright, welcoming, and impressively well-kept. The layout includes five private treatment rooms, a large open exercise area with two additional treatment spaces, a professional reception and waiting area, an office, file storage, two washrooms (one with a shower), and a laundry room. Comfort is ensured with three forced-air furnaces and central air conditioning that have been regularly maintained. Built in 1977 on a slab-on-grade foundation, the property benefits from excellent natural light thanks to its east-facing front and sunny south exposure. The location offers great visibility and is surrounded by other professional services, all within a walkable district. Current lease terms are \$21.00/sq ft for years 1–5 and \$23.00/sq ft for years 6–10, producing an average net operating income of approximately \$60,016 annually. An ideal, hands-off investment with a long-standing, reliable tenant and strong future income potential. Solid tenant already in place with a long lease, and positive cash flow.

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