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5120 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta



Listing ID:
32579


MLS ID:
A2265377

\$899,900



 **DIONE IRWIN**
 (403) 618-6984

 The Real Estate District
 403-618-6984

 5120 50 Avenue , Olds , Alberta T4H 1A5

Transaction Type For Sale	Days On Market 62	Zoning C1
Subdivision NONE	Year Built 1977	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 868E
Building Area (Sq. Ft.) 2537.25	Building Area (Sq. M.) 235.72	Construction Type Brick,Masonite
Roof Flat Torch Membrane,Flat,Tar/Gravel	Foundation Poured Concrete	Electric 150 Amp Service
Cooling Central Air	Heating Central,Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Corner Lot,Level,Paved,Street Lighting
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	Inclusions All attached furniture, window coverings
Restrictions None Known	Reports Title	

Here's your chance to own a fully leased, stand-alone commercial property right in the vibrant core of Uptown Olds. Spanning 2,537 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 two newer forced-air furnaces and central air conditioning. 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.

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