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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

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RE/MAX House of Real Estate

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🖄 5120 50 Avenue, Olds, Alberta T4H 1A5

Transaction Type

For Sale

Year Built

1977

Property Sub Type

Office

Building Area (Sq. M.)

235.72

FoundationPoured Concrete

Heating

Central, Forced Air, Natural Gas

Access to Property

Back Alley Access,Front and Rear Drive access,Major Shopping Nearby,Paved

Road, Public

Reports

Title

Zoning

C1

Structure Type

Office

Legal Plan

868E

Construction Type

Brick, Masonite

Electric

150 Amp Service

Lot Features

Back Lane, City Lot, Corner Lot, Level, Paved, Street Lighting

Inclusions

All attached furniture, window coverings

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

2537.25

Roof

Flat Torch Membrane, Flat, Tar/Gravel

Cooling

Central Air

Commercial Amenities

Laundry Facility, Lunchroom, Parking-

Extra, Shower, Storefront

Restrictions

None Known

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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