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5001-05 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Olds, Alberta

Listing ID:
33298

MLS ID:
A2240906

\$1,299,000



 **JESSE ARGUETA**
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 Real Broker
 855-623-6900

 5001-05 49 Avenue , Olds , Alberta T4H1W9

Transaction Type	Title	Days On Market
For Sale	Fee Simple	204
Zoning	Subdivision	Building Type
C1	NONE	Mixed Use
Year Built	Structure Type	Property Type
1925	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	4721	15325.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1423.73	12977	0.30
Footprint (Sq. Ft.)	Construction Type	Roof
7628	Brick,Stucco	Metal
Foundation	Cooling	Heating
Poured Concrete	None	Forced Air,Natural Gas
Lot Features	Access to Property	Inclusions
Corner Lot	Back Alley Access,Direct Access,Major Shopping Nearby	N/A
Restrictions	Reports	
None Known	Aerial Photos	

Welcome to The Bird Building, a standout investment opportunity located on a high-visibility corner lot in the heart of Olds, Alberta. This two-storey, mixed-use commercial property boasts over 15,000 sq. ft. of total space, featuring 12 commercial units and 3 residential suites, offering strong income potential and flexible usage options. Ideally situated on a busy retail corridor, this property benefits from consistent foot and vehicle traffic, making it a desirable location for businesses and tenants alike. An additional 5,300 sq. ft. of parking space at the rear ensures ample convenience for staff, residents, and customers. Over the years, this well-maintained building has seen numerous updates, enhancing both functionality and curb appeal while preserving its character. Whether you're looking to expand your portfolio or establish a foothold in a thriving small-town market, The Bird Building delivers both immediate rental income and long-term growth potential. Don't miss this rare opportunity to own a piece of Olds' vibrant commercial core!

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