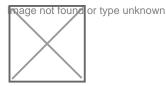


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5001-05 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Olds, Alberta33298A2240906

\$1,299,000



△ JESSE ARGUETA

2 (403) 470-1003

Real Broker

855-623-6900

🖄 5001-05 49 Avenue , Olds , Alberta T4H1W9

Transaction Type

For Sale

Title

Fee Simple

Days On Market

154

Zoning

C1

Subdivision

NONE

Building Type

Mixed Use

Year Built

1925

Structure Type

Property Type

Mixed Use

Commercial

Property Sub Type

Mixed Use

Legal Plan

15325.00

Building Area (Sq. M.)

1423.73

Lot Size (Sq. Ft.)

12977

4721

Lot Size (Acres)

Building Area (Sq. Ft.)

0.30

Footprint (Sq. Ft.)

7628

Construction Type

Brick, Stucco

Roof Metal

Foundation

Poured Concrete

Cooling

None

Heating

Forced Air, Natural Gas

Lot Features

Corner Lot

Access to Property

Back Alley Access, Direct Access, Major

Shopping Nearby

Inclusions

N/A

Restrictions None Known Reports **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 sg. ft. of parking space at the rear ensures ample convenience for staff, residents, and customers. Over the years, this wellmaintained 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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