



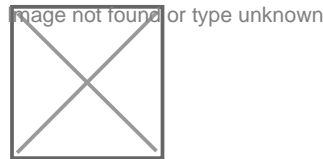
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Regional Contact

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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
 (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 264
Zoning C1	Subdivision NONE	Building Type Mixed Use
Year Built 1925	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 4721	Building Area (Sq. Ft.) 15325.00
Building Area (Sq. M.) 1423.73	Lot Size (Sq. Ft.) 12977	Lot Size (Acres) 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 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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