

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




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 331 |
| 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.