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4602/10 46 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta



Listing ID:
33856

MLS ID:
A2275828

\$979,000



 **RAMESH VERMA**
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 Real Estate Professionals Inc.
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 4602/10 46 Avenue , Olds , Alberta T4H 1C6

Transaction Type For Sale	Days On Market 126	Zoning CH
Subdivision NONE	Building Type Free-Standing	Year Built 1953
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2652S	Building Area (Sq. Ft.) 6700.00	Building Area (Sq. M.) 622.45
Lot Size (Sq. Ft.) 28314	Lot Size (Acres) 0.65	Inclusions N/A
Restrictions None Known	Reports None	

Prime commercial opportunity located at one of the busiest intersections in Olds. This ±0.65-acre CH-zoned property offers approximately 6,700 sq. ft. of commercial space with strong visibility and access. Half of the building is currently leased to a mechanic shop at \$3,500/month including operating costs, with a secure lease in place until 2028 plus renewal options, providing immediate and stable cash flow. The remaining space is vacant, allowing for value-add or owner-user potential. CH zoning allows for a wide range of permitted and discretionary commercial uses, offering excellent flexibility for investors or developers. A solid income property with long-term upside in a growing market.

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