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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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 4602/10 46 Avenue , Olds , Alberta T4H 1C6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 72	<b>Zoning</b> CH
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1953
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2652S	<b>Building Area (Sq. Ft.)</b> 6700.00	<b>Building Area (Sq. M.)</b> 622.45
<b>Lot Size (Sq. Ft.)</b> 28314	<b>Lot Size (Acres)</b> 0.65	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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