

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.

101, 6116 46 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Olds, Alberta

Listing ID:
34375

MLS ID:
A2292327

\$20



 **RAY CAVIN**
 (403) 415-9464

 Coldwell Banker Vision Realty
 403-415-9464

 101, 6116 46 Street , Olds , Alberta T4H1M6

Transaction Type For Lease	Days On Market 63	Lease Amount 20.00
Lease Frequency Monthly	Zoning CH	Subdivision NONE
Building Type Retail	Year Built 2019	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2011520
Building Area (Sq. Ft.) 4262.00	Building Area (Sq. M.) 395.95	Lot Size (Sq. Ft.) 24393
Lot Size (Acres) 0.56	Construction Type Metal Siding ,Stone,Wood Frame	Roof Metal
Foundation Slab	Heating Forced Air	Lot Features Paved
Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Paved Road,Shared Access,Visual Exposure	Inclusions N/A	Restrictions None Known

Reports
Floor Plans

Excellent opportunity to lease high visibility commercial space located along Highway 27 in Olds, just steps from the Cornerstone shopping area. This busy east-west corridor carries approximately 7,500 to over 11,000 vehicles per day through town, providing strong daily exposure for businesses along the highway commercial district. The building is home to several well-established and high traffic tenants including a popular eyeglass retailer, a busy real estate brokerage, and the fitness center for the local AJHL hockey team, creating consistent daily activity and customer traffic. The available 4,262 Sq ft space offers a practical and flexible layout including an open showroom area, private office, washroom, and approximately 1,600 sq ft warehouse/storage space with convenient access. The premises feature newer improvements throughout, allowing a business to move in and begin operations with minimal setup. Additional features include excellent highway visibility, easy access from Highway 27, and ample paved on site parking for staff and customers. This is an ideal opportunity for retail, service, showroom, or light commercial users seeking strong exposure in one of Olds' most active commercial corridors.

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.