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4901 49 AVENUE FOR SALE

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Commercial Real Estate > Commercial Property for Sale


Location
Olds, Alberta



Listing ID:
34803


MLS ID:
A2300627

\$295,000



 **JINNY JIN**
 (403) 291-0012

 Classic Property Management & Realty Ltd
 403-250-7027

 4901 49 Avenue , Olds , Alberta T4H 1E3

Transaction Type For Sale	Zoning C1	Subdivision NONE
Building Type Commercial Mix,Free-Standing,Mixed Use,Office Building,Retail,See Remarks	Year Built 1977	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2186H
Building Area (Sq. Ft.) 1142.00	Building Area (Sq. M.) 106.09	Inclusions .
Restrictions None Known	Reports Title	

Excellent opportunity to own this commercial building and operate your own business in central Olds! This 1,142 sq ft building, built in 1977, is currently used as an office and features 5 offices, a 2-piece bathroom, and a mechanical room. A brand new roof has been installed, providing added value and peace of mind. Featuring a practical layout, easy access, and a rear loading dock, the property supports a wide range of business uses including storage, distribution, retail, office, clinic, and service operations. The loading dock adds significant flexibility and improves day-to-day efficiency. Situated on a very large 8,450 sq ft corner lot on the east side of the tracks, the property offers ample parking and strong future development potential, with room to expand or build additional improvements (subject to approval). C1 zoning allows for a variety of commercial and mixed-use options. Live-work potential may also be possible with approval. Located in a community participating in the Alberta Advantage Rural Entrepreneur Stream, this is a great opportunity for newcomers, owner-users, or investors looking to start or expand a business in Alberta. Quick possession available. A rare chance to secure a flexible commercial property with strong upside potential. (Buyer to verify permitted and discretionary uses with the Town of Olds.)

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