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5815 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Olds, Alberta


Listing ID:
34819

MLS ID:
A2300703

\$1,999,000



 **BARRY MCCURDY**
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 5815 49 Avenue , Olds , Alberta T4H1G5

Outstanding Light Industrial Facility in Olds Alberta SE Area Industrial park: 10,000+ sq ft Office & Shop Discover an exceptional industrial property in the Olds SE Area, offering over 10,000 sq ft of high-quality office and shop space on a 1.26-acre lot. The two-story office section features a welcoming reception, private offices, a boardroom, kitchen, eating area, washrooms, and file room, all with self-contained HVAC. Enjoy stunning Rocky Mountain views from west-facing rooms. The integrated 7,000+ sq ft metal shop is designed for efficiency, complete with mezzanine storage. It benefits from robust 3-phase 600v power distributed throughout, an overhead sprinkler system, and two corded 5-ton multi-directional overhead cranes. Additional features include radiant heating, a laundry room, shop washroom, and individual power panels at various workstations. Access is easy with several man doors and four large overhead doors (three 12'x12', one 16'x16'). This clean, 12-year-old property, previously used for large engine rebuilding, also offers a security-fenced rear lot. Zoned Light Industrial, its versatile layout supports mechanical, manufacturing, or storage operations. A local Business Person selling which would be eager to see a new owner thrive in this ideally located and well-equipped facility. This property has and can provide the Tools for a small to Medium Business with a desire to see return with exceptional results. Easy viewing available.

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