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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



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 5815 49 Avenue , Olds , Alberta T4H1G5

Transaction Type For Sale	Title Fee Simple	Days On Market 61
Zoning LI	Subdivision NONE	Year Built 2012
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1012999	Building Area (Sq. Ft.) 10236.00	Building Area (Sq. M.) 950.95
Construction Type Metal Frame,Metal Siding	Roof Metal	Heating Forced Air,Radiant
Inclusions Determined when viewed	Restrictions Restrictive Covenant	Reports Floor Plans,RPR

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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