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4511 IMPERIAL ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Olds, Alberta



Listing ID:
34820


MLS ID:
A2300907

\$925,000



 **RAY CAVIN**
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 Coldwell Banker Vision Realty
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 4511 Imperial Road , Olds , Alberta T4H1M6

Transaction Type For Sale	Days On Market 61	Zoning CGD
Subdivision NONE	Building Type Commercial Mix	Year Built 1996
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9310436	Building Area (Sq. Ft.) 3333.00	Building Area (Sq. M.) 309.64
Lot Size (Sq. Ft.) 13068	Lot Size (Acres) 0.30	Roof Metal
Foundation Slab	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions NA	Restrictions None Known	Reports None

Position your business for success with this highly visible commercial property located at the busy intersection of Highway 27 and 65 Avenue in Olds. This location benefits from strong daily traffic flow along one of the town's primary transportation corridors, with Highway 27 seeing approximately 7,000 to 11,000 vehicles per day through Olds based on recent provincial traffic counts. The 3333 sqft building offers a functional and versatile layout featuring 7 private offices, a welcoming reception area, and 2 washrooms and a 1,488 sq. ft. shop with two large bay doors. This building is ideal for professional services, trades, or mixed-use operations needing equipment access, or storage. The property is well improved with a paved front parking lot providing ample client and staff parking, along with a fully fenced compound offering secure outdoor storage. An added bonus is the grid-tied solar panel system, helping reduce operating costs and improve long-term energy efficiency. With excellent exposure, strong traffic counts, and a flexible layout, this property presents a rare opportunity to establish or grow your business in one of Olds' most visible commercial locations.

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