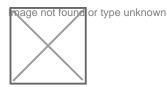


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5110 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Olds, Alberta Listing ID: 24548

MLS ID: A2115647

\$549,900



- **△** DAVE BECKER
- **(403)** 556-5746
- □ CIR Realty
- **403-291-4440**
- 5110 50 Street , Olds , Alberta T4H 1H2

Transaction Type Title Days On Market

For Sale Fee Simple 54

Zoning Subdivision Building Type

C1 NONE Mixed Use, See Remarks

Year BuiltStructure TypeProperty Type1976Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 472I 4420.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

410.63 5820 0.13

Inclusions Restrictions Reports

Stoves (4) Fridges (4) Easement Registered On Title Other Documents

Discover a unique investment opportunity in the heart of downtown Olds. This mixed-use commercial property offers two expansive commercial suites on the main level, complete with office spaces, storage rooms, and bathrooms, catering to businesses in need of versatile and functional space. Upstairs, four legal one-bedroom residential suites await, each featuring comfortable living arrangements including a bedroom, living room, kitchen, and storage room. The property's stucco exterior and durable tar and gravel roof ensure longevity and low maintenance. Positioned for maximum convenience, tenants will enjoy easy access to downtown amenities, shops, restaurants. Ideal for entrepreneurs seeking a strategic location for their business operations, savvy investors looking for multiple income streams, or residents desiring the vibrancy and convenience of downtown living.

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