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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 For Sale	Title Fee Simple	Days On Market 54
Zoning C1	Subdivision NONE	Building Type Mixed Use,See Remarks
Year Built 1976	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 4721	Building Area (Sq. Ft.) 4420.00
Building Area (Sq. M.) 410.63	Lot Size (Sq. Ft.) 5820	Lot Size (Acres) 0.13
Inclusions Stoves (4) Fridges (4)	Restrictions Easement Registered On Title	Reports 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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