



**GRASSROOTS**  
REALTY GROUP

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6308 46 Street  
Olds, Alberta

MLS # A2227681



**\$2,499,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	Professional Service,Rental,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,515 sq.ft.
Zoning:	R1 and CH

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Aluminum Siding	Parking:	-
Water:	-	Lot Size:	0.63 Acre
Sewer:	-	Lot Feat:	Level, Low Maintenance Landscape, Near Shopping Cen
Inclusions:	All fixtures belonging to the owner 10 Sea Cans (31 individual rental units), 2 storage sheds		

Located in the heart of Olds, Alberta, this versatile three-unit commercial building presents a unique investment opportunity. Boasting two retail and one residential unit, the main level features expansive retail space with excellent street exposure&mdash;perfectly suited for a wide range of business ventures. The left unit includes two professional office spaces and a convenient kitchenette, ideal for small businesses, clinics or service providers. Upstairs, a spacious residential unit offers two bedrooms, a full kitchen and a comfortable living area&mdash;perfect for an owner-operator or rental income. The right unit is a blank canvas, ready to be transformed into virtually any commercial or mixed-use concept, from retail and office to studio or hospitality space. Generate extra revenue with 31 self contained storage units, professionally built from sea cans located behind the main building. With strong visibility and flexible zoning, this property is well positioned for entrepreneurs, investors or live//work setups. Whether you're looking to expand your business or develop income generating spaces, this adaptable building delivers both opportunity and potential for the growing Town of Olds!!