



**GRASSROOTS**  
REALTY GROUP

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**Bay 1 and Bay 2, 6207 46 Street  
Olds, Alberta**

**MLS # A2250744**



**\$18**

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	8,410 sq.ft.
Zoning:	Light industrial

Heating:	Natural Gas
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Tired of Paying Big City prices to lease space for your business? Is your business ready to expand to more space? This modern building has it ALL . A total of 17 individual office spaces, reception area, staff lunch/coffee room, board room three handicapped accessible bathrooms and two large warehouse bays. (both warehouse bays have 14' doors) The building is surrounded by paved parking for customers and staff. Tremendous highway exposure as this property is located along the community's busiest roads. Olds is a progressive town with all the amenities of the large cities with a large trading area. Owner will consider short term rental. Lease all of the building or owner will consider leasing a portion of the building renting a portion of the building