



GRASSROOTS
REALTY GROUP

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**5303 50 Avenue
Olds, Alberta**

MLS # A2255541



\$925,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Fantastic investment property located on a main street in the heart of Olds. This single-level commercial building features four bays, with three currently rented to diversified tenants, providing steady income and reduced risk. The flexible layout makes it ideal for a variety of businesses, from retail and service to professional office space. Situated in a high-traffic location near schools, the Olds AG Society grounds, and established retailers, this property offers excellent visibility and convenience for tenants and customers alike. Olds continues to grow with a population nearing 10,000 and a strong regional draw, making this a reliable investment opportunity. Bonus Opportunity: The commercial lot directly beside this property is also available for sale, offering the potential for expansion or an additional investment.