



GRASSROOTS
REALTY GROUP

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**5311 50 Avenue
Olds, Alberta**

MLS # A2255578



\$198,000

Division: NONE

Lot Size: 0.23 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C1

Water: -

Sewer: -

Utilities: -

Prime commercial lot in the heart of Uptowne Olds! This 82' x 124' parcel offers a fantastic opportunity for development with excellent visibility on a main street location. Situated near the Olds AG Society, schools, and a variety of local businesses, this lot is perfectly positioned to capture steady traffic. Olds is a vibrant and growing community of nearly 10,000 residents, conveniently located along Highway 2A and just 45 minutes north of Calgary. The town features a thriving retail sector with major anchors such as Walmart, Canadian Tire, and Staples, along with many local shops and services. Whether you're looking to build for retail, office, or mixed-use, this C1-zoned property offers endless potential.