



**GRASSROOTS**  
REALTY GROUP

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**5642 46 Street  
Olds, Alberta**

**MLS # A2259023**



**\$23**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,537 sq.ft.
<b>Zoning:</b>	Hwy Commercial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	See Remarks	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Located at the northeast corner of the intersection of 46 street (Hwy 27) and 57 Avenue. This is a high-profile 0.97-acre location along the main commercial node in the town of Olds with south exposure to a major traffic arterial route. This is a single tenant commercial building with a rentable area of 8537 sq ft zoned hwy commercial. The building is an open format design that is demised into 2 showroom areas. There is a storage area along the north side (rear) of the building as well as a small storage area on the southeast end. The building features three grade level loading doors on the west end of the building and one grade level loading door to the east end. Plenty of paved parking to the south and the west. Olds is a major Agri-business hub as well as a base for oilfield service and light industrial manufacturers located just off the Hwy 2 corridor between Red Deer and Calgary.