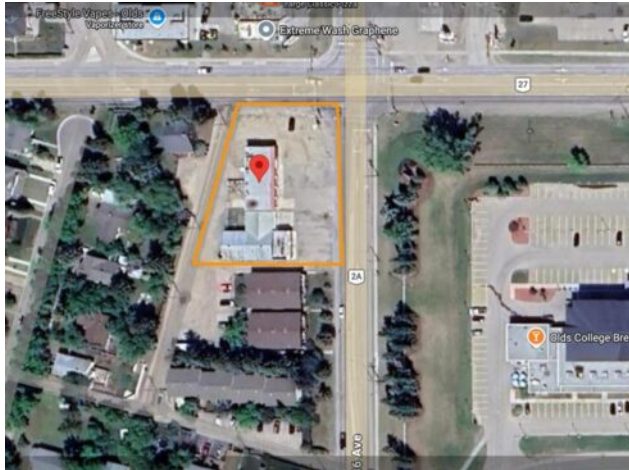




**4602/10 46 Avenue
Olds, Alberta**

MLS # A2275828



\$979,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,700 sq.ft.

Zoning: CH

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.65 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime commercial opportunity located at one of the busiest intersections in Olds. This ±0.65-acre CH-zoned property offers approximately 6,700 sq. ft. of commercial space with strong visibility and access. Half of the building is currently leased to a mechanic shop at \$3,500/month including operating costs, with a secure lease in place until 2028 plus renewal options, providing immediate and stable cash flow. The remaining space is vacant, allowing for value-add or owner-user potential. CH zoning allows for a wide range of permitted and discretionary commercial uses, offering excellent flexibility for investors or developers. A solid income property with long-term upside in a growing market.