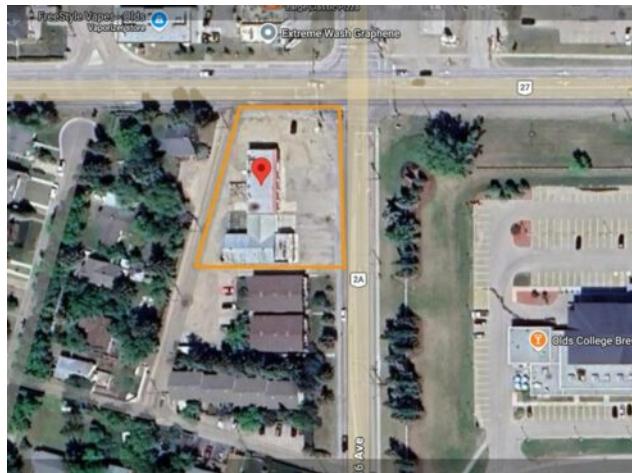




**4602/10 46 Avenue  
Olds, Alberta**

**MLS # A2275828**

**\$925,000**



**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 &plusmn;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.