



GRASSROOTS
REALTY GROUP

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**5505, 5509, 5513, 5517 46 Street
Olds, Alberta**

MLS # A2281010



\$2,785,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,000 sq.ft.
Zoning:	IND - Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: All Appliances and equipment located at the property and owned by the Seller. List to be supplied during due diligence.

A rare and compelling Highway 27 opportunity in the Town of Olds. This offering comprises four civic addresses across two titles, with three properties consolidated on a single title, creating a unique and flexible commercial assemblage with both immediate income and long-term redevelopment upside. Prominently fronting Olds's primary east-west commercial corridor, the property benefits from excellent visibility, strong traffic exposure, rear lane access, and a mix of established uses. The commercial components are leased on a triple-net basis, providing stable income with minimal management, while the residential component contributes additional holding revenue. The commercial space includes a Mr. Mike's Steakhouse location, a nationally recognized Canadian casual-dining. The majority of the site is zoned Commercial General District (CGD), supporting a wide range of highway-oriented commercial, retail, service, and mixed-use opportunities. A portion of the property is zoned Traditional Neighborhood District (RTD) and is directly adjacent to CGD lands, presenting a logical future rezoning opportunity subject to Town approval. This mixed zoning configuration is typical of evolving commercial corridors and offers meaningful flexibility for phased redevelopment. Whether held as an income-producing investment, repositioned over time, or assembled for future redevelopment, this property offers a rare combination of scale, frontage, zoning diversity, and title consolidation in a growing regional market. Opportunities of this nature along Highway 27 are increasingly scarce. An ideal acquisition for investors and developers seeking exposure to Olds's main commercial corridor with both cash flow today and upside tomorrow.