



**4512 46th Street  
Olds, Alberta**

**MLS # A2283955**



**\$15 per sq.ft.**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NA

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Well-located and move-in ready office space available for lease in the heart of Olds. This approximately 2,000 sq. ft. office suite offers a private entrance, welcoming reception area, five private offices, a dedicated boardroom, open work area, and file/storage room. A major value-add is access to a large shared event and conference space, ideal for staff training, client events, presentations, or large meetings. Functionality rarely found in comparable office leases. Shared washrooms and ample on-site parking provide added convenience for staff and clients. Located just off the core business area with excellent exposure and minutes from Olds College, this space is well suited for professional services, non-profits, medical or administrative users seeking flexibility and room to grow. Lease rate is \$15.00/SF all in! Don't miss out on this great office with calming views and ample space to scale your business!