



**GRASSROOTS**  
REALTY GROUP

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101, 6116 46 Street  
Olds, Alberta

MLS # A2292327



**\$20 per sq.ft.**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,262 sq.ft.
<b>Zoning:</b>	CH

<b>Heating:</b>	Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Exterior:</b>	Metal Siding , Stone, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.56 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Paved
<b>Inclusions:</b>	N/A		

Excellent opportunity to lease high visibility commercial space located along Highway 27 in Olds, just steps from the Cornerstone shopping area. This busy east-west corridor carries approximately 7,500 to over 11,000 vehicles per day through town, providing strong daily exposure for businesses along the highway commercial district. The building is home to several well-established and high traffic tenants including a popular eyeglass retailer, a busy real estate brokerage, and the fitness center for the local AJHL hockey team, creating consistent daily activity and customer traffic. The available 4,262 Sq ft space offers a practical and flexible layout including an open showroom area, private office, washroom, and approximately 1,600 sq ft warehouse/storage space with convenient access. The premises feature newer improvements throughout, allowing a business to move in and begin operations with minimal setup. Additional features include excellent highway visibility, easy access from Highway 27, and ample paved on site parking for staff and customers. This is an ideal opportunity for retail, service, showroom, or light commercial users seeking strong exposure in one of Olds's most active commercial corridors.