



**4901 49 Avenue  
Olds, Alberta**

**MLS # A2300627**



**\$295,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,142 sq.ft.
<b>Zoning:</b>	C1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	.		

Excellent opportunity to own this commercial building and operate your own business in central Olds! This 1,142 sq ft building, built in 1977, is currently used as an office and features 5 offices, a 2-piece bathroom, and a mechanical room. A brand new roof has been installed, providing added value and peace of mind. Featuring a practical layout, easy access, and a rear loading dock, the property supports a wide range of business uses including storage, distribution, retail, office, clinic, and service operations. The loading dock adds significant flexibility and improves day-to-day efficiency. Situated on a very large 8,450 sq ft corner lot on the east side of the tracks, the property offers ample parking and strong future development potential, with room to expand or build additional improvements (subject to approval). C1 zoning allows for a variety of commercial and mixed-use options. Live-work potential may also be possible with approval. Located in a community participating in the Alberta Advantage Rural Entrepreneur Stream, this is a great opportunity for newcomers, owner-users, or investors looking to start or expand a business in Alberta. Quick possession available. A rare chance to secure a flexible commercial property with strong upside potential. (Buyer to verify permitted and discretionary uses with the Town of Olds.)