



**4511 Imperial Road
Olds, Alberta**

MLS # A2300907



\$925,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,333 sq.ft.
Zoning:	CGD

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.30 Acre
Lot Feat:	-

Position your business for success with this highly visible commercial property located at the busy intersection of Highway 27 and 65 Avenue in Olds. This location benefits from strong daily traffic flow along one of the town's primary transportation corridors, with Highway 27 seeing approximately 7,000 to 11,000 vehicles per day through Olds based on recent provincial traffic counts. The 3333 sqft building offers a functional and versatile layout featuring 7 private offices, a welcoming reception area, and 2 washrooms and a 1,488 sq. ft. shop with two large bay doors. This building is ideal for professional services, trades, or mixed-use operations needing equipment access, or storage. The property is well improved with a paved front parking lot providing ample client and staff parking, along with a fully fenced compound offering secure outdoor storage. An added bonus is the grid-tied solar panel system, helping reduce operating costs and improve long-term energy efficiency. With excellent exposure, strong traffic counts, and a flexible layout, this property presents a rare opportunity to establish or grow your business in one of Olds's most visible commercial locations.