



GRASSROOTS
REALTY GROUP

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4530 54 Avenue
Olds, Alberta

MLS # A2204742



\$519,900

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,196 sq.ft.

Zoning: CH-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: UTILITY SHED

Excellent investment property located on highway 27 in Olds. High visibility, high traffic area in the heart of Olds and along main highway to the west country. Rare opportunity to own a coveted commercial property with highway frontage. The Town of Olds is a growing community strategically located just off the QE2 between Red Deer and Calgary. Home to the world renowned Olds College, the Town has an abundance of amenities and a diverse business community. This highway commercial office building is in excellent condition, has a large reception area, five private offices on the main floor, two piece bath and developed basement with office area, conference room, storage room and mechanical room with a new hot water tank. Exterior ramp for accessibility, large utility shed, 8 stall parking area, concrete walks, illuminated signage and mature trees. 7728 sq ft lot and rental income of \$3300.00 per month triple net. Long term tenant in place. Invest in this dynamic community.