



GRASSROOTS
REALTY GROUP

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4602/10 46 Avenue
Olds, Alberta

MLS # A2205693



\$999,999

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,500 sq.ft.
Zoning:	CH

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.65 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Located at the busiest intersection of Olds, this .65-acre commercial property offers outstanding investment potential. With 6,500 sqft of commercial space, it features two fully equipped shops. One shop is currently leased under a stable long-term NNN lease, providing immediate cash flow, while the other shop is vacant but offers excellent potential for a long-term lease as well. This property boasts an impressive 8+% cap rate when fully leased, ensuring a strong return on investment. Its high visibility and prime location provide unlimited redevelopment potential, making it an ideal opportunity for both investors and developers. All necessary reports are available for review. Don't miss out on this incredible investment opportunity! Schedule a showing with the listing agent today!