

\$460,000 - 4806 50 Avenue, Olds

MLS® #A1040020

\$460,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

NONE, Olds, Alberta

PRIME COMMERCIAL BUILDING FOR SALE!

Located in downtown Olds, Alberta and less than an hour's drive from both Calgary and Red Deer. Olds is the ideal location for businesses. With excellent access to Highway 2 & 27 making it a prime location for your commercial endeavors. Property features a large floor space currently being used as a commercial bakery by the owners and a large fresh market currently leased and operating as Olds Uptowne Market. Lease runs to February 28, 2022 and is \$2400/month plus \$800 for utilities, plus garbage/waste, snow removal and GST. Many upgrades and renovations have been done since 2010 including three bathrooms, newer boiler system, in floor heating system, air filtering system to support commercial bakery and sewage system. With loads of parking including 6 stalls in front and ample street parking, covered patio located in the front of the building, three bathrooms - 2 being wheelchairs accessible bathrooms, in floor heating, loads of storage including a large storage mezzanine and a separate finished office mezzanine, the opportunities are endless and possibilities are huge if you're looking for a high traffic location with optimum visibility and access. Look no further than Olds for all your shopping, dining, health and educational needs, including an internationally recognized college.

Built in 1965



Essential Information

MLS® #	A1040020
Price	\$460,000
Bathrooms	0.00
Acres	0.00
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4806 50 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1P6

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Storage, Tankless Hot Water
Heating	In Floor, Natural Gas

Exterior

Lot Description	Corner Lot
Roof	Metal
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2020
Days on Market	250
Zoning	C1

Listing Details

Listing Office	Courtesy Of Glenn Christiansen Of WIDMER REALTY LTD.
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