

780-228-224 donna@donnawilson.ca

## 5303 50 Avenue Olds, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

None

MLS # A2255541



\$925,000

Division:

Type:
Bus. Type:

NONE

Mixed Use

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 6,000 sq.ft.

Zoning: C1

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

Fantastic investment property located on a main street in the heart of Olds. This single-level commercial building features four bays, with three currently rented to diversified tenants, providing steady income and reduced risk. The flexible layout makes it ideal for a variety of businesses, from retail and service to professional office space. Situated in a high-traffic location near schools, the Olds AG Society grounds, and established retailers, this property offers excellent visibility and convenience for tenants and customers alike. Olds continues to grow with a population nearing 10,000 and a strong regional draw, making this a reliable investment opportunity. Bonus Opportunity: The commercial lot directly beside this property is also available for sale, offering the potential for expansion or an additional investment.