

5120 50 Avenue  
Olds, Alberta

MLS # A2265377



**\$899,900**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	Health Services, Professional Service, Professional/Office
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,703 sq.ft.
<b>Zoning:</b>	C1

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Flat, Tar/Gravel	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas, Fib
<b>Exterior:</b>	Brick, Masonite	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	-
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Level, Paved, Street Light
<b>Inclusions:</b>	All attached furniture, window coverings		

Here's your chance to own a fully leased, stand-alone commercial property right in the vibrant core of Uptown Olds. Spanning 2703 sq ft, this solid masonry building has been home to a trusted physiotherapy clinic for over two decades. The tenant recently committed to a brand-new 10-year Triple Net lease—complete with a rent increase at the halfway mark—meaning they cover all operating costs, including taxes, insurance, and maintenance. For you, that translates into a dependable, low-maintenance income stream. Inside, the space is bright, welcoming, and impressively well-kept. The layout includes five private treatment rooms, a large open exercise area with two additional treatment spaces, a professional reception and waiting area, an office, file storage, two washrooms (one with a shower), and a laundry room. Comfort is ensured with three forced-air furnaces and central air conditioning that have been regularly maintained. Built in 1977 on a slab-on-grade foundation, the property benefits from excellent natural light thanks to its east-facing front and sunny south exposure. The location offers great visibility and is surrounded by other professional services, all within a walkable district. Current lease terms are \$21.00/sq ft for years 1–5 and \$23.00/sq ft for years 6–10, producing an average net operating income of approximately \$60,016 annually. An ideal, hands-off investment with a long-standing, reliable tenant and strong future income potential. Solid tenant already in place with a long lease, and positive cash flow.