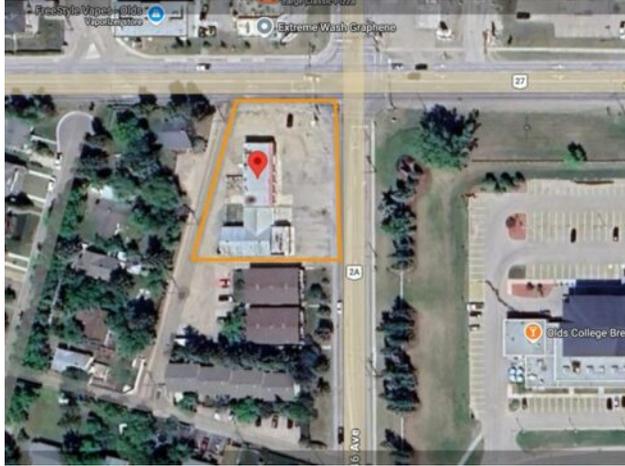


4602/10 46 Avenue
Olds, Alberta

MLS # A2275828



\$925,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,700 sq.ft.
Zoning:	CH

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.65 Acre
Lot Feat:	-

Prime commercial opportunity located at one of the busiest intersections in Olds. This ±0.65-acre CH-zoned property offers approximately 6,700 sq. ft. of commercial space with strong visibility and access. Half of the building is currently leased to a mechanic shop at \$3,500/month including operating costs, with a secure lease in place until 2028 plus renewal options, providing immediate and stable cash flow. The remaining space is vacant, allowing for value-add or owner-user potential. CH zoning allows for a wide range of permitted and discretionary commercial uses, offering excellent flexibility for investors or developers. A solid income property with long-term upside in a growing market.