

# \$519,900 - 4530 54 Avenue, Olds

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MLS® #A2204742

## \$519,900

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Olds, Alberta

Excellent investment property located on highway 27 in Olds. High visibility, high traffic area in the heart of Olds and along main highway to the west country. Rare opportunity to own a coveted commercial property with highway frontage. The Town of Olds is a growing community strategically located just off the QE2 between Red Deer and Calgary. Home to the world renowned Olds College, the Town has an abundance of amenities and a diverse business community. This highway commercial office building is in excellent condition, has a large reception area, five private offices on the main floor, two piece bath and developed basement with office area, conference room, storage room and mechanical room with a new hot water tank. Exterior ramp for accessibility, large utility shed, 8 stall parking area, concrete walks, illuminated signage and mature trees. 7728 sq ft lot and rental income of \$3300.00 per month triple net. Long term tenant in place. Invest in this dynamic community.



Built in 1962

## Essential Information

MLS® #	A2204742
Price	\$519,900
Bathrooms	0.00
Acres	0.00
Year Built	1962

Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	4530 54 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1B8

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	9
Zoning	CH-1

### **Listing Details**

Listing Office	Widmer Realty Ltd.
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