

**11 Imperial Close
Olds, Alberta****MLS # A2220807****\$6,000 per month****Division:** NONE**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,400 sq.ft.**Zoning:** Light Industrial District**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.39 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** Office furniture negotiable.

Explore the possibilities with this large office building for lease in the thriving Imperial Close area of Olds. Offering 12 versatile office spaces in a range of sizes—including options large enough for conference rooms or multiple workstations;this building is well-suited for a variety of business needs. Features include two single washrooms, brand new ceiling tiles, and updated lighting throughout. Ample on-site parking ensures convenience for staff and visitors alike. Zoned Light Industrial and surrounded by a successful industrial park, this location offers great flexibility for businesses seeking room to grow. Just off Highway 27, the building is easily accessible.