

**4950 49 Avenue
Olds, Alberta****MLS # A2240786****\$225,000****Division:** NONE**Lot Size:** 0.20 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** Mixed Use Centre (MUC)**Water:** -**Sewer:** -**Utilities:** -

Opportunity knocks in the heart of Uptown Olds! This bare corner lot is perfectly positioned at the intersection of 49th Ave and 50th Street — one of the busiest routes in town, connecting Highway 2A and Olds College to the thriving downtown core. Zoned and ready for development, this highly accessible site is surrounded by popular storefronts, restaurants, banks, and essential services that draw daily traffic from both locals and surrounding rural communities. Whether you're looking to launch a new venture or expand your footprint, this location offers unbeatable visibility and convenience. Olds is a vibrant, growing community with the charm of a small town and the amenities of a regional hub. Home to Olds College, multiple schools, a hospital, professional offices, and a booming agricultural and industrial economy, this is a place where businesses thrive. Just minutes off the QEII Highway, Olds offers quick access to Red Deer and Calgary — ideal for commuters and business owners alike. Take a drive by and imagine the possibilities — this is a corner you won't want to miss.