

**4517 55 Ave
Olds, Alberta**

MLS # A2196517



\$449,900

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,524 sq.ft.

Zoning: CH - HIGHWAY COMMERCIAL

Heating: Central, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Wood Frame

Water: Public

Sewer: Public Sewer

Inclusions: Office furniture (desks & chairs), fridge, dishwasher

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Incredible location for your business or next commercial investment property directly across from the Tim Horton's drive-thru window & hi-vis from Hwy 27 in Olds, Alberta! Make the investment and set up your business & yourself up for success with superior visibility & arguably the highest vehicle counts and walk traffic in town. Multiple Potential Uses - professional services / retail / food services / storage ect. (with approved use change). NEWLY RENOVATED Highway Commercial Office Building - renos completed in fall 2024 - reception area, 2 office spaces, washroom, and kitchen all with new flooring, paint & baseboards, kitchen counter tops, cabinets, sink, stainless appliances, wheel chair accessible bathroom, emergency lighting, wheel chair ramp, and addition of new 3 stall parking pad (off the south side alley) along with the original 2 car concrete pad in front of garage (5 off street parking total). Front door access off off wheel chair ramp and side door breezeway access. Heated breeze way (employee break area with basement access) & 16'x24' attached garage are great for storage or can be further developed to add more public facing space. All renovations to code, and all required development permits and licensing for commercial office space completed in 2024. Lot is 6598 sq.ft. - lawn grass frontage with large v-shaped permitted signage. Lawn grass area in the rear great for outdoor break, picnic, or smoking area for employees or for future add-on building expansion. TELUS PureFibre internet is now available to this office. If you have a desire get into commercial leasing or have a professional service/retail to provide to Olds and surrounding areas you need to give this opportunity serious consideration!