

# \$449,900 - 4517 55 Ave, Olds

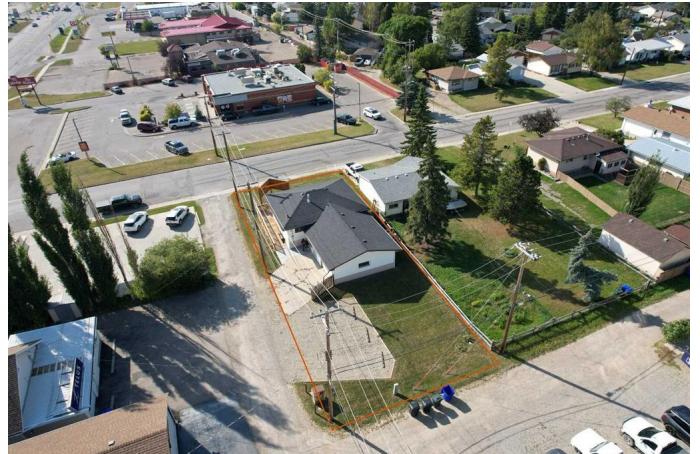
MLS® #A2196517

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Olds, Alberta

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!

### **Essential Information**

MLS® #	A2196517
Price	\$449,900
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	4517 55 Ave
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1B9

### **Amenities**

Parking Spaces	5
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### **Interior**

Heating	Central, Natural Gas
Cooling	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	194

Zoning CH - HIGHWAY COMMERCIAL

## Listing Details

Listing Office CIR Realty

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