

# \$650,000 - 4817 52 Street, Olds

MLS® #A2251704

**\$650,000**

0 Bedroom, 0.00 Bathroom, 3,370 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

CASH FLOWING Pair of 4-Plexes with UNDERVALUED RENTS and ENORMOUS UPSIDE POTENTIAL! Two side by side fourplexes situated just steps from Olds College, an active investment playing field. Each building offers four bi level two bedroom, one bathroom units with independent furnaces and hot water tanks, most of which have been updated within the past five years. This keeps utility costs efficient and places responsibility directly with each tenant. Olds is a small but steadily growing town, nearing 10,000 residents in 2024 with a 3.3% population increase year over year and 6.2% growth over five years. Demand for rentals is strong, with Olds College enrollment climbing more than 31% when combining domestic and international growth. The town's vacancy rate is just 0.6%, which means consistent tenancy and premium potential with turnover. Each fourplex comes with four dedicated parking stalls and has maintained 100% occupancy for over 15 years. Current rents are below market, offering a rare value add play. Whether you preserve income with existing leases or refresh units to push rents higher, this is a cash cow that can scale. These properties are directly aligned with trending demographics. Olds is projected to keep growing by more than 9% every five years through 2041, and its location within the Calgary to Edmonton Corridor provides long term economic stability and future upside. Please contact directly to book your private



viewing today.

Built in 1975

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251704               |
| Price          | \$650,000              |
| Bathrooms      | 0.00                   |
| Square Footage | 3,370                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Multi-Family           |
| Sub-Type       | 4 plex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4817 52 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1G2              |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Alley Access, Parking Lot, Stall |

**Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s)                        |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| # of Stories      | 2                                     |
| Has Basement      | Yes                                   |
| Basement          | Exterior Entry, Finished, Full, Suite |

**Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                9  
Zoning                              R3

**Listing Details**

Listing Office                    Real Broker

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