

# \$225,000 - 4950 49 Avenue, Olds

MLS® #A2061060

**\$225,000**

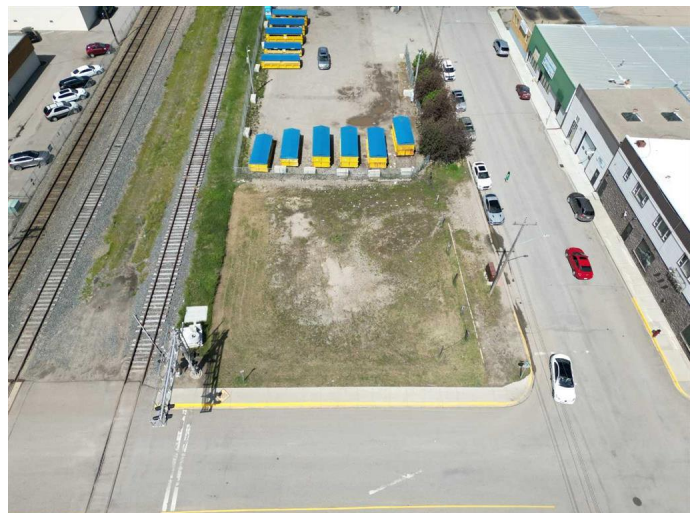
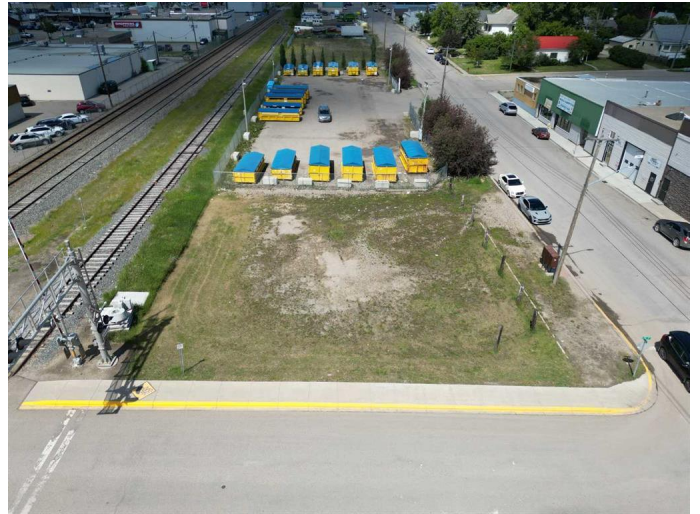
0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

NONE, Olds, Alberta

Located in Uptowne Olds, this bare lot holds endless potential for developers looking for a highly accessible building site. On the corner of 49th Ave and 50th Street, this busy road connects the highway 2A and the Olds college to the downtown core. It is also surrounded by store fronts, banks, restaurants, and many other businesses that draw in the Olds and area population. Any venture would have a great opportunity to thrive on this corner lot. Olds is a growing community that offers a wide array of business opportunities as it hosts the Olds College, multiple primary and secondary schools, a hospital and multiple clinics, an array of provincial and municipal offices, a booming industrial sector, and a thriving agricultural community. Even with its constant growth, Olds maintains that small town feeling that everyone loves. Olds is also very accessible to both Red Deer and Calgary being so near the QEII highway, remaining popular for those needing to commute to larger centres. Stop by today and take a look at the potential.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2061060  |
| Price     | \$225,000 |
| Bathrooms | 0.00      |
| Acres     | 0.19      |
| Type      | Land      |



|          |                 |
|----------|-----------------|
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4950 49 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1E4              |

### Exterior

|                 |  |
|-----------------|--|
| Lot Description | Cleared, Corner Lot, Open Lot, Rectangular Lot |
|-----------------|--|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2023 |
| Days on Market | 721             |
| Zoning         | C1              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | COLDWELL BANKER VISION REALTY |
|----------------|-------------------------------|

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