

\$2,500 - 4517 55 Ave, Olds

MLS® #A2224794

\$2,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Olds, Alberta

Incredible location for your business to lease directly across from the Tim Horton's drive-thru window & hi-vis from Hwy 27 in Olds, Alberta! 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 wheel chair ramp and side door breezeway access. Breeze way (employee break area with basement access) & 16'x24' garage are great for storage or can be developed into 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 professional service/retail to provide to Olds and surrounding areas you must give this opportunity serious consideration!

Essential Information

MLS® #	A2224794
Price	\$2,500
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
----------------	---

Interior

Heating	Natural Gas, Central
Cooling	None

Exterior

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	19
Zoning	CH - HIGHWAY COMMERCIAL

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.