

\$495,000 - 4530 54 Avenue, Olds

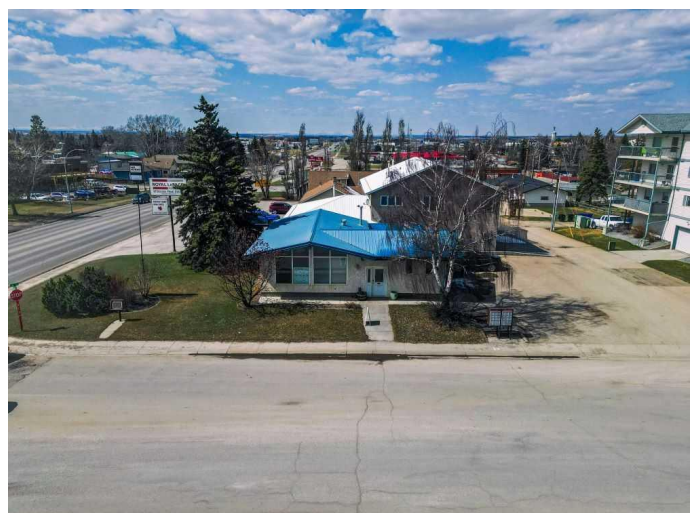
MLS® #A2248811

\$495,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

NONE, Olds, Alberta

HIGHWAY COMMERCIAL PROPERTY with HIGHWAY 27 FRONTAGE! Ideal for a service based commercial business to be located on highway 27 in Olds. Calling all Professionals needing to expand with their own space or Investors looking to expand their commercial portfolio. Accountants, lawyers, insurance companies, investment companies, real estate companies, and social work providers, to name a few, all would benefit from the functionality of this great space. High visibility, high traffic area in the heart of Olds and along the main highway to the west country. Rare opportunity to own a coveted commercial property with highway frontage. The Town of Olds is a growing community strategically located just off the QE2 between Red Deer and Calgary. Home to the world renowned Olds College, the Town has an abundance of amenities and a diverse business community. This highway commercial office building, with approximately 2000 sq. ft. of usable space (main and basement development), is in excellent condition, with a large reception area, waiting area, five private offices on the main floor, coffee station, two piece bath and a developed basement with another office area, conference room, storage room and mechanical room with a newer hot water tank. The building also has A/C. Property also boasts an exterior ramp for accessibility, large utility shed, 8 car paved parking area, concrete walks and landscape curbing, illuminated signage and mature trees. 7728 sq ft lot



including 56â€™™ along Highway #27 and 138â€™™ along 54 Avenue. It's time to grow your business in this dynamic community.

Built in 1963

Essential Information

MLS® #	A2248811
Price	\$495,000
Bathrooms	0.00
Acres	0.18
Year Built	1963
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	4530 54 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1B8

Amenities

Parking Spaces	8
----------------	---

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, City Lot, Corner Lot, Landscaped, Street Lighting, Near Shopping Center
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	August 20th, 2025
Days on Market	3
Zoning	CH

Listing Details

Listing Office	Coldwell Banker Vision 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.