

# \$475,000 - 4530 54 Avenue, Olds

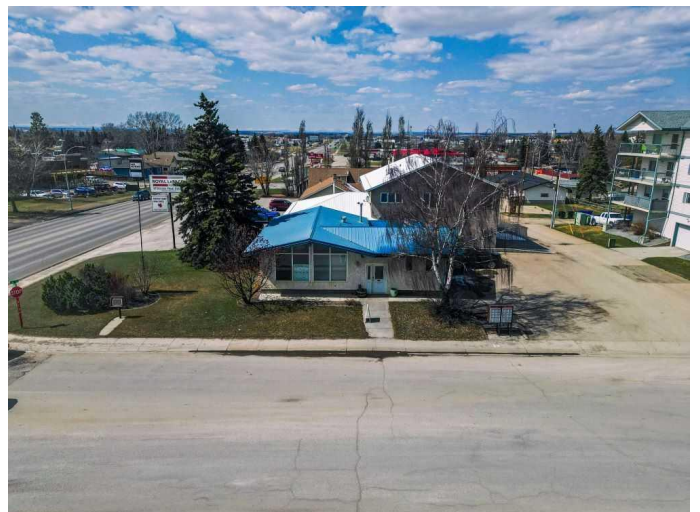
MLS® #A2248811

**\$475,000**

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      | \$475,000  |
| 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, Corner Lot, Landscaped, Street Lighting, City Lot, Near Shopping Center |
| Roof            | Metal                                                                              |
| Construction    | Stucco, Wood Frame                                                                 |
| Foundation      | Block                                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 58                |
| Zoning         | CH                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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