\$459,000 - 4530 54 Avenue, Olds

MLS® #A2248811

\$459,000

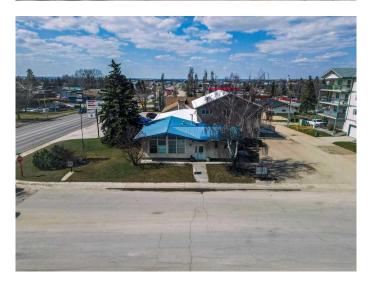
0 Bedroom, 0.00 Bathroom, Commercial on 0.18 Acres

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

Built in 1963

Essential Information

MLS® # A2248811 Price \$459,000

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 82 Zoning CH

Listing Details

Listing Office Coldwell Banker Vision Realty

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