

\$960,000 - 5120 50 Avenue, Olds

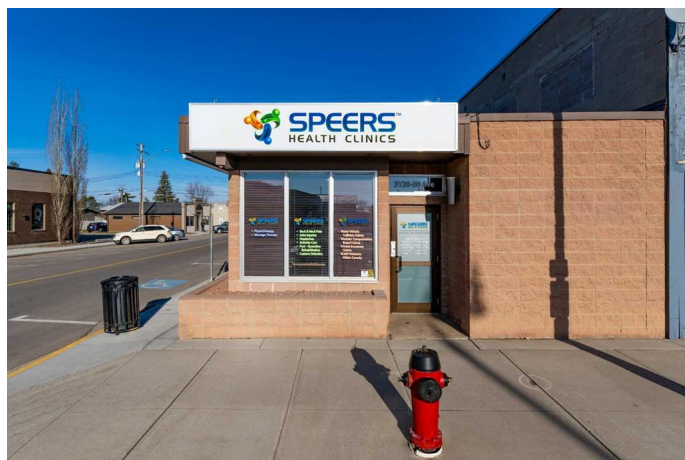
MLS® #A2216460

\$960,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Olds, Alberta

Excellent commercial investment opportunity located in the heart of Uptown Olds. This 2,728 sq ft standalone building is fully leased to a long-standing physiotherapy clinic that has been in business for over 20 years. They have recently signed a new 10-year lease. The lease is complete with rent escalation in 5 years, and is a full Triple Net (NNN) agreement, has the tenant responsible for all property expenses, including taxes, insurance, and maintenance, making this a low-risk, hands-off investment for the new owner. The interior is clean, bright, and exceptionally well-maintained, featuring five private treatment rooms, an office, file storage, a reception area, a comfortable waiting space, a large exercise area with two additional treatment spaces, two bathrooms (one with a shower), and a laundry room. The building was constructed in 1977 on a slab-on-grade foundation with masonry walls and is heated by two newer forced-air furnaces with central air conditioning for comfort. The property enjoys excellent exposure, with east-facing frontage and a south-facing side allowing bright, natural southeast sunlight throughout the day. Situated in a walkable and professional area of Uptown Olds, this property is ideally located for continued use in the health services sector. Current lease rates are \$21.00 per square foot for years 1-5 and \$23.00 per square foot for years 6-10, with an average net operating income of approximately \$60,016 per year. A great



opportunity to acquire a turn-key investment with a proven tenant and reliable long-term cash flow.

Built in 1977

Essential Information

| | |
|------------|------------|
| MLS® # | A2216460 |
| Price | \$960,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5120 50 Avenue |
| Subdivision | NONE |
| City | Olds |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T4H 1A5 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 8 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Separate Entrance, Suspended Ceiling |
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-----------------|--|
| Lot Description | Back Lane, City Lot, Corner Lot, Level, Paved, Street Lighting |
| Roof | Flat Torch Membrane, Flat, Tar/Gravel |
| Construction | Brick, Masonite |

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025
Days on Market 48
Zoning C1

Listing Details

Listing Office CIR Realty

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