\$2,200 - 4517 55 Ave, Olds

MLS® #A2224794

\$2,200

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 off wheel chair ramp and side door breezeway aceess. 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 PureFlbre 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 \$2,200
Bathrooms 0.00

Acres 0.00

Type

Sub-Type Office Status Active

Community Information

Address 4517 55 Ave

Subdivision NONE City Olds

County Mountain View County

Commercial

Province Alberta
Postal Code T4H 1B9

Amenities

Parking Spaces 5

Interior

Heating Central, Natural Gas

Cooling None

Exterior

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 97

Zoning CH - HIGHWAY COMMERCIAL

Listing Details

Listing Office CIR Realty

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