

\$2,499,000 - 6308 46 Street, Olds

MLS® #A2227681

\$2,499,000

0 Bedroom, 0.00 Bathroom, 4,515 sqft

Other on 0.63 Acres

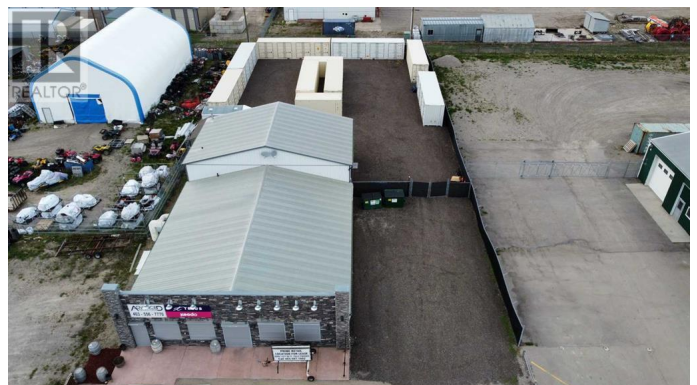
N/A, Olds, Alberta

Located in the heart of Olds, Alberta, this versatile three-unit commercial building presents a unique investment opportunity. Boasting two retail and one residential unit, the main level features expansive retail space with excellent street exposure—perfectly suited for a wide range of business ventures. The left unit includes two professional office spaces and a convenient kitchenette, ideal for small businesses, clinics or service providers. Upstairs, a spacious residential unit offers two bedrooms, a full kitchen and a comfortable living area—perfect for an owner-operator or rental income. The right unit is a blank canvas, ready to be transformed into virtually any commercial or mixed-use concept, from retail and office to studio or hospitality space. Generate extra revenue with 31 self contained storage units, professionally built from sea cans located behind the main building. With strong visibility and flexible zoning, this property is well positioned for entrepreneurs, investors or live/work setups. Whether you're looking to expand your business or develop income generating spaces, this adaptable building delivers both opportunity and potential for the growing Town of Olds!! (id:6289)

Built in 2004

Essential Information

Listing #	A2227681
Price	\$2,499,000



Bathrooms	0.00
Square Footage	4,515
Acres	0.63
Year Built	2004
Type	Other

Community Information

Address	6308 46 Street
Subdivision	N/A
City	Olds
Province	Alberta
Postal Code	T4H1M6

Amenities

Features	Level
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Interior

Heating	Forced air
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Exterior

Exterior	Aluminum siding
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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