

# \$999,999 - 4602/10 46 Avenue, Olds

MLS® #A2205693

**\$999,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.65 Acres

NONE, Olds, Alberta

Located at the busiest intersection of Olds, this .65-acre commercial property offers outstanding investment potential. With 6,500 sqft of commercial space, it features two fully equipped shops. One shop is currently leased under a stable long-term NNN lease, providing immediate cash flow, while the other shop is vacant but offers excellent potential for a long-term lease as well.

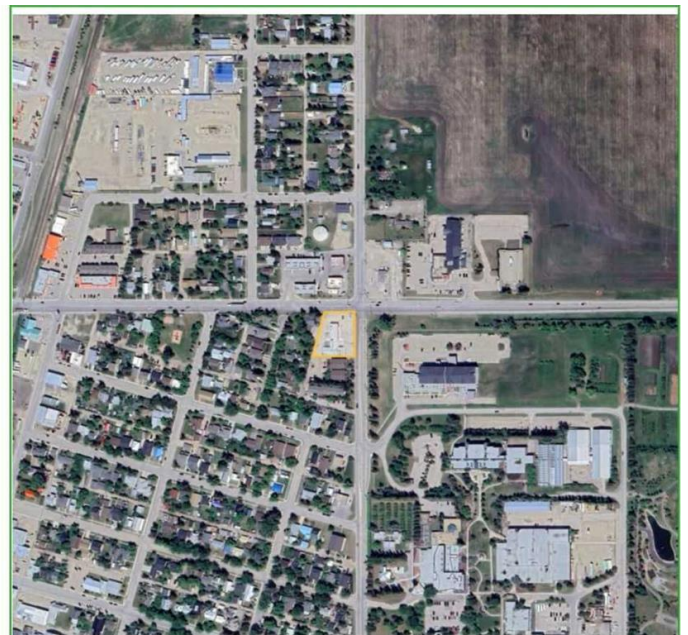
This property boasts an impressive 8+% cap rate when fully leased, ensuring a strong return on investment. Its high visibility and prime location provide unlimited redevelopment potential, making it an ideal opportunity for both investors and developers.

All necessary reports are available for review. Don't miss out on this incredible investment opportunity! Schedule a showing with the listing agent today!

Built in 1953

## Essential Information

MLS® #	A2205693
Price	\$999,999
Bathrooms	0.00
Acres	0.65
Year Built	1953
Type	Commercial
Sub-Type	Mixed Use



Status Active

### **Community Information**

Address 4602/10 46 Avenue  
Subdivision NONE  
City Olds  
County Mountain View County  
Province Alberta  
Postal Code T4H1C6

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 1  
Zoning CH

### **Listing Details**

Listing Office Real Broker

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