

Commercial [5839 49 AV](#)**Active**

List Price:\$475,000

**Commercial**

Transaction Type: For Sale
Area: Olds
Community: None 8888
Type: Industrial
Bus Type:
Legal Plan: 1012999
Linc #: [0034417957](#)
Condo Type: Not a Condo

Blk: 3 **Lot:** 4

Lease Rate/SF/Month:
Lease Rate/SF/Annum:

MLS@#: C4272420
Postal Code: T4H 1G5
Nearest Town:
Year Built: 2017
Live/Work: No
DOM: 225

Title to Land: Fee Simple
Land Use: LI
Exclusion: No
Report Avail:
Restrictions: Call Lister
Possession: 15/Negotiable
Ownership: Private

SRR: No **Disc:**

Condo Fee:

Tax Amt: \$4,959/2020
Tax Roll:
Lot Sq M:

Member Only Remarks: Please note there is a approved sub-division to sub-divide the Lot into 3 parcels. The seller would also consider selling the land and the building to the east of subject building and the bare lot east of the second building. Call for details.

Beautiful newer 1790 sq. ft. shop built in 2017. This property is located in the South East portion of Olds near the new Sundial plant. It is a wide open space with a 2 piece bathroom and a small office in the upper mezzanine. It is heated with Radiant heaters, has Tin roof and Exterior, has 1 overhead 16' x 16' overhead door and loads of power. The concrete pad is 7 inches thick and this building was built high end. It was built so you could very easily add on to the building to the North. Seller would consider selling the building to the east of this building and the land east of that as a package. Call for details. Relocate a business to Town or move your existing business. Seller would also consider leasing either building and back storage which is striped and graveled.

Site Influences: See Remarks, Street Lighting, Visual Exposure
Site Services: Fully Serviced, Garbage Collection, Natural Gas, See Remarks
Amenities:
Water Supply: Municipal
Power:
Parking: Assigned: 4 Common: 6
Industrial

Subject Space SF: 1,790 **# Grade Doors:** **# Load Doors:**
Size of Grade Doors: **Yard Size:** 11,945 **Clear Ceiling Hgt:**

Agent & Office Information

Seller: 1925647 Alberta Ltd.
Appt: Call Lister
List REALTOR®: Dave Becker dbecker@cirrealty.ca
List Firm: [CIR REALTY \(C030602\)](#)
List REALTOR® 2: Hugh G Bodmer hugh@hughbodmer.com
List Firm 2: [CIR REALTY \(C030602\)](#)
Comm for Sale: 2.5% on the final sale
Comm for Lease:

Appt Nm: Dave Becker **List Date:** 10/17/2019
Phone: (403) 556-5746 **Expiry Date:** 08/07/2020
Fax Offer: **Appt Phone:** 403-556-5746
Phone: (403) 291-4440 **Agent Fax:** (403) 250-3226
Phone: (403) 556-0262
Phone: (403) 291-4440
Occup: Vacant