

# \$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.

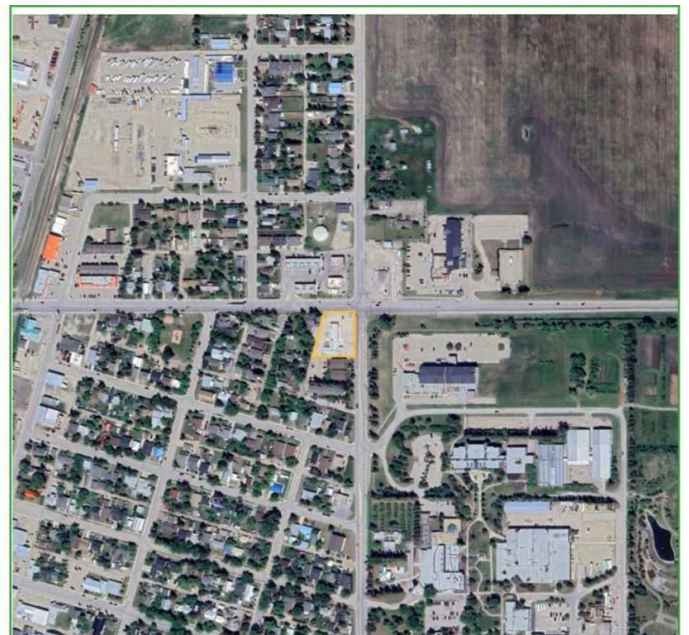
This property boasts an impressive 8+% cap rate when fully leased, ensuring a strong return on investment. Its high visibility and prime location provide unlimited redevelopment potential, making it an ideal opportunity for both investors and developers.

All necessary reports are available for review. Donâ€™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	78
Zoning	CH

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.