



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4535 51 Avenue  
Olds, Alberta

MLS # A2270367

**\$677,500**



Division: NONE

Lot Size: 1.05 Acres

Lot Feat: See Remarks

By Town: -

LLD: -

Zoning: CGD

Water: -

Sewer: -

Utilities: -

Looking for an investment or business opportunity? Here is a potential RETAIL DEVELOPMENT SITE in the fast-growing community of Olds, Alberta. Olds is centrally located between Calgary and Red Deer and serves many of the surrounding communities as well as Mountain View County. This property features a great central location in a new developing area, approx. 1.05 acres, fully serviced site. Benefits include no business tax, lower lot price than surrounding cities, high traffic area, close to shops and restaurants, easy access to all the amenities provided in the Town of Olds, close proximity to nearby recreational areas and minutes off major highway QE2. See brochure for further information. Note: Adjacent lots also available for sale.