



5815 49 Avenue  
Olds, Alberta

MLS # A2300703



**\$1,999,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	10,236 sq.ft.
<b>Zoning:</b>	LI

**Heating:** Forced Air, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** Determined when viewed

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Outstanding Light Industrial Facility in Olds Alberta SE Area Industrial park: 10,000+ sq ft Office & Shop Discover an exceptional industrial property in the Olds SE Area, offering over 10,000 sq ft of high-quality office and shop space on a 1.26-acre lot. The two-story office section features a welcoming reception, private offices, a boardroom, kitchen, eating area, washrooms, and file room, all with self-contained HVAC. Enjoy stunning Rocky Mountain views from west-facing rooms. The integrated 7,000+ sq ft metal shop is designed for efficiency, complete with mezzanine storage. It benefits from robust 3-phase 600v power distributed throughout, an overhead sprinkler system, and two corded 5-ton multi-directional overhead cranes. Additional features include radiant heating, a laundry room, shop washroom, and individual power panels at various workstations. Access is easy with several man doors and four large overhead doors (three 12'x12', one 16'x16'). This clean, 12-year-old property, previously used for large engine rebuilding, also offers a security-fenced rear lot. Zoned Light Industrial, its versatile layout supports mechanical, manufacturing, or storage operations. A local Business Person selling which would be eager to see a new owner thrive in this ideally located and well-equipped facility. This property has and can provide the Tools for a small to Medium Business with a desire to see return with exceptional results. Easy viewing available.