



GRASSROOTS
REALTY GROUP

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3203 50 Avenue
Olds, Alberta

MLS # A2345228



\$447,900

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 728 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: Fridge, Stove, Washer, Dryer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.53 Acres

Lot Feat: -

Opportunity to own a versatile 1.53-acre Light Industrial zoned property offering a variety of potential uses and existing rental income. The property includes a 1976 mobile home with several upgrades, previously rented for \$1,500/month, providing the option for rental income, staff accommodation, office use or other possibilities subject to municipal approval. Two additional storage sheds are also included. A second mobile home, not included in the sale, currently occupies a portion of the property and provides \$460/month in lot rent, creating immediate income for the new owner. With ample land, flexible Light Industrial zoning and multiple potential revenue streams, this property offers an excellent opportunity for an investor, owner/operator or business looking for space to grow. Bring your business plans and explore the possibilities this unique property has to offer!