

DEVELOPMENT SITE FOR SALE (OLDS, AB)

Property Overview

MLS No.: C4131660
Address: 4575 51 Ave
Services: To Property Line
Lot Size: 45,735.80 Sq Ft
Zoning: DC-MU1
Price: \$556,500
Price/SqFt: \$12.17
Identifier: Strip Mall

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.



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M: 403.650.0316
E: donsackett@remax.net

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Property Features

- Great central location in new developing area
- Approximately 1.05 acres
- Fully serviced site
- Adjacent lots also available for sale. A hotel and multi-family housing are planned to complement this area.

Property Benefits

- 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
- Olds is located minutes off major highway QE2

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Location Overview

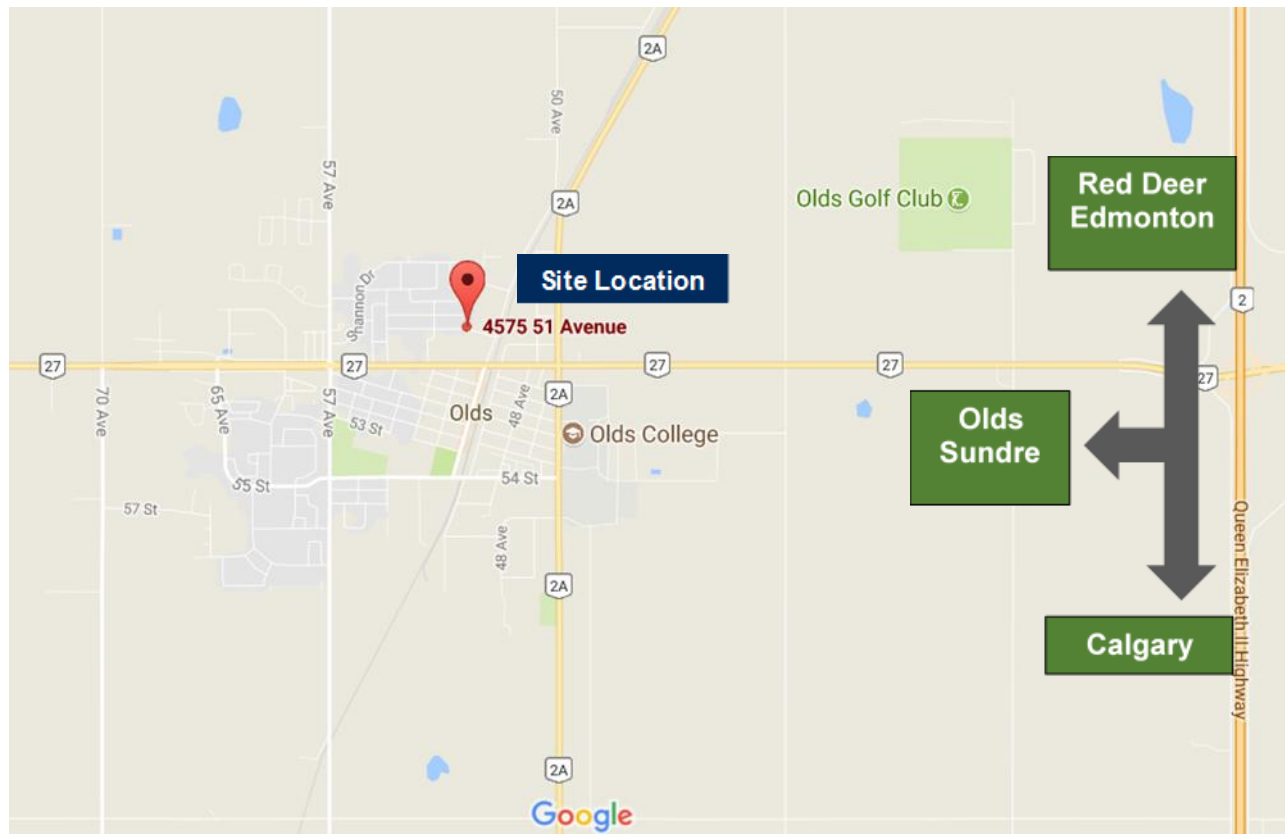
“Olds is one of the most innovative and progressive communities in Canada. It combines the dynamic, entrepreneurial spirit for which Albertans are known with a genuine commitment to sustainable prosperity and quality of life. This translates into a great place to start or grow a business, raise a family or build a new life.” (Source: <http://www.olds.ca/ecdev.html>)

Population: 9,184

Average Age: 42.4

*Based on 2016 Census

Not from Olds? Get the lay of the land with the Town of Olds Information Map at this link (<http://www.olds.ca/communty/mapinfo.pdf>).



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Site Location & Amenities



	TENANT/AMENITIES	ADDRESS
1	A&W	5114 46 St
2	Agriculture Society	5116 54 St
3	Best Western	4520 46 St
3	Boston Pizza	4520 46 St
4	Canadian Tire	6900 46 St
5	Circle 5 Motel	4513 52 Av
6	Dairy Queen	5004 46 St
7	McDonalds	5330 46 St
8	No Frills	6509 46 St
9	Olds Aquatic Centre	5303 46 Av
10	Olds College	4500 50 St
11	Olds Hospital	3901 57 Av
12	Olds Sportsplex	5133 52 St
13	Pomeroy Inn & Suites	4601 46 Av
14	Ramada Olds	6700 46 St
15	Shoppers Drug Mart	4605 50 Av
16	Siesta Motel	5218 46 St
17	Sobey's	6700 46 St
18	Subway	5221 46 St
19	Tim Hortons	4500 50 St 6700 46 St
20	Walmart	6900 46 St

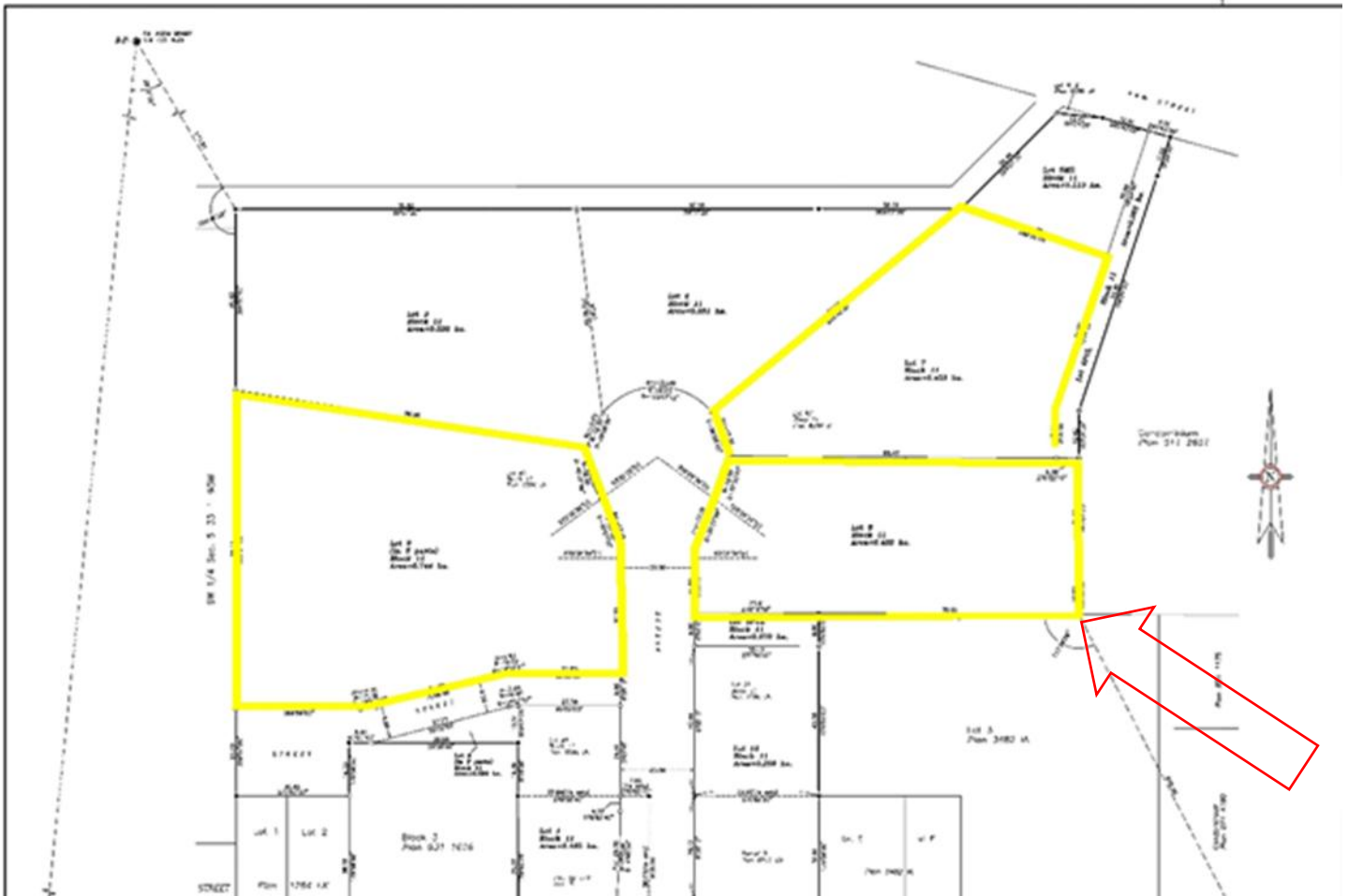
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Entire Site – 3 Lots for Sale



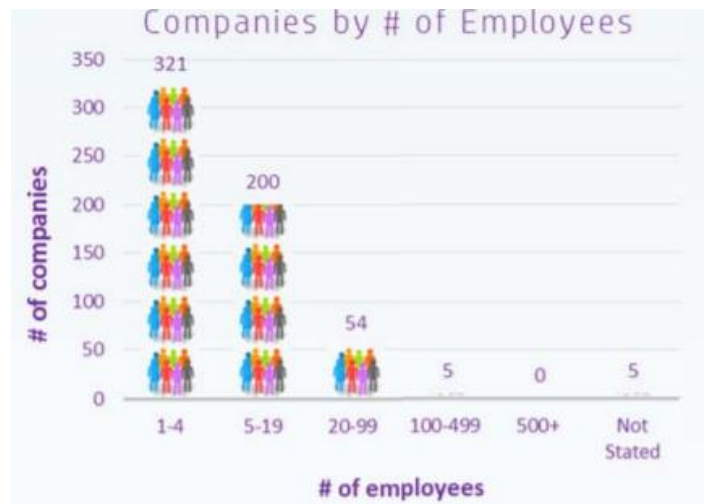
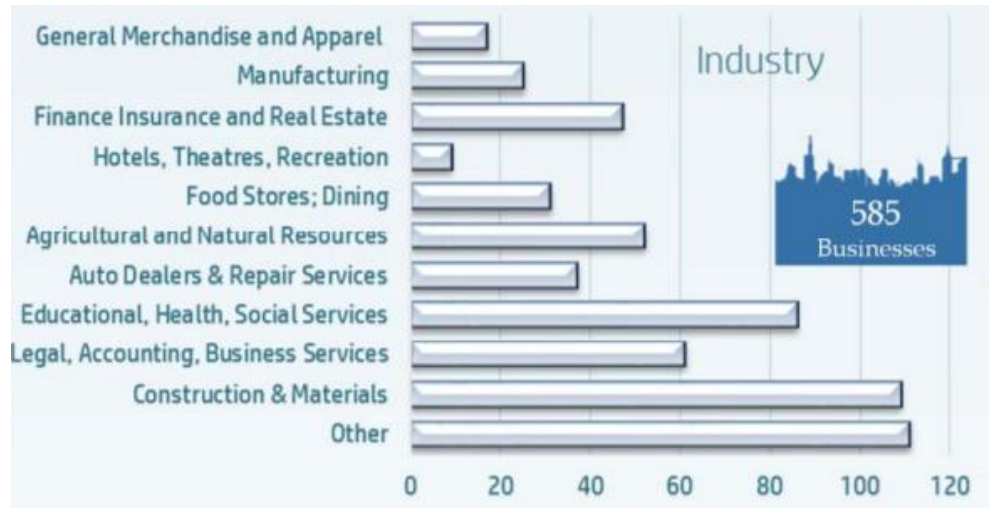
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Supplemental:



Source: Town of Olds – Economic Indicators (2015) <http://www.olds.ca/community/indicatr.pdf>

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