

# \$23 - 5642 46 Street, Olds

MLS® #A2259023

**\$23**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Olds, Alberta

Located at the northeast corner of the intersection of 46 street (Hwy 27) and 57 Avenue. This is a high-profile 0.97-acre location along the main commercial node in the town of Olds with south exposure to a major traffic arterial route. This is a single tenant commercial building with a rentable area of 8537 sq ft zoned hwy commercial. The building is an open format design that is demised into 2 showroom areas. There is a storage area along the north side (rear) of the building as well as a small storage area on the southeast end. The building features three grade level loading doors on the west end of the building and one grade level loading door to the east end. Plenty of paved parking to the south and the west. Olds is a major Agri-business hub as well as a base for oilfield service and light industrial manufacturers located just off the Hwy 2 corridor between Red Deer and Calgary.

Built in 1972

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2259023   |
| Price      | \$23       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1972       |
| Type       | Commercial |
| Sub-Type   | Business   |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5642 46 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1B8              |

### Exterior

|              |                        |
|--------------|------------------------|
| Roof         | Metal                  |
| Construction | See Remarks            |
| Foundation   | Block, Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 50                   |
| Zoning         | Hwy Commercial       |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.