

# \$677,500 - 4535 51 Avenue, Olds

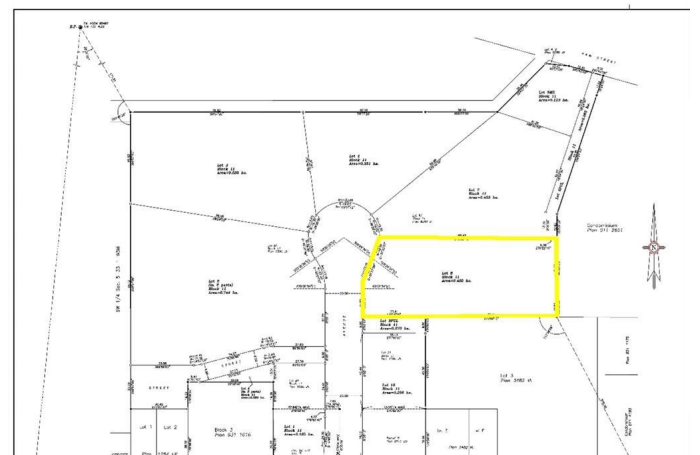
MLS® #A2191869

**\$677,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.05 Acres

NONE, Olds, Alberta

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.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2191869        |
| Price     | \$677,500       |
| Bathrooms | 0.00            |
| Acres     | 1.05            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |                |
|---------|----------------|
| Address | 4535 51 Avenue |
|---------|----------------|

|             |                      |
|-------------|----------------------|
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1J1              |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 94                 |
| Zoning         | CH                 |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA 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.