

# \$595,000 - 6505 51 Street, Olds

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MLS® #C4148981

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.72 Acres

NONE, Olds, Alberta

Wonderful opportunity for Developers who want to create commercial opportunities in the progressive community of Olds Alberta. This .72 acre bare land property has all services to the property line including the community owned Fiber Optic ONET service that provides high speed internet, telephone and more. This property is just steps away from a major chain grocery store and the Mountain View Credit Union main branch and administration office. Property is located along Highway #27 and provides terrific traffic exposure and across the street are a number of BOX Stores. \*\*\*The Town of Olds has recently amended the Land Use Bylaw that could provide an opportunity for a developer to build commercial at grade with residential above. \*\*This opportunity would be subject to council approval of a developers plans\*\*\* This opportunity could expand the potential for this property The adjoining property is also listed on MLS, Buy one or Both lots to expand your opportunities



## Essential Information

MLS® #	C4148981
Price	\$595,000
Bathrooms	0.00
Acres	0.72
Type	Land
Sub-Type	Land

Status	Active
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### Community Information

Address	6505 51 Street
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1Y6

### Amenities

Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Fiber Optics at Lot Line, Phone At Lot Line, Sewer Available
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### Exterior

Lot Description	Irregular Lot, Level, See Remarks
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### Additional Information

Date Listed	December 6th, 2017
Days on Market	2704
Zoning	Highway Commercial

### Listing Details

Listing Office	Royal LePage Wildrose Real Estate -Olds
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