

\$960,000 - 5120 50 Avenue, Olds

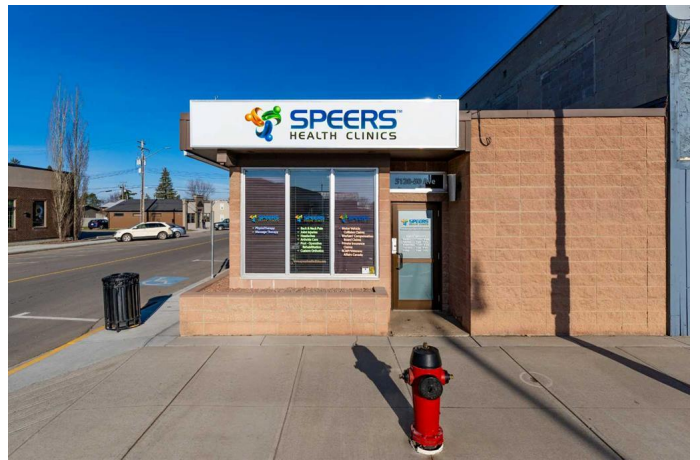
MLS® #A2216460

\$960,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Olds, Alberta

Excellent commercial investment opportunity located in the heart of Uptown Olds. This 2,728 sq ft standalone building is fully leased to a long-standing physiotherapy clinic that has been in business for over 20 years. They have recently signed a new 10-year lease. The lease is complete with rent escalation in 5 years, and is a full Triple Net (NNN) agreement, has the tenant responsible for all property expenses, including taxes, insurance, and maintenance, making this a low-risk, hands-off investment for the new owner. The interior is clean, bright, and exceptionally well-maintained, featuring five private treatment rooms, an office, file storage, a reception area, a comfortable waiting space, a large exercise area with two additional treatment spaces, two bathrooms (one with a shower), and a laundry room. The building was constructed in 1977 on a slab-on-grade foundation with masonry walls and is heated by two newer forced-air furnaces with central air conditioning for comfort. The property enjoys excellent exposure, with east-facing frontage and a south-facing side allowing bright, natural southeast sunlight throughout the day. Situated in a walkable and professional area of Uptown Olds, this property is ideally located for continued use in the health services sector. Current lease rates are \$21.00 per square foot for years 1-5 and \$23.00 per square foot for years 6-10, with an average net operating income of approximately \$60,016 per year. A great



opportunity to acquire a turn-key investment with a proven tenant and reliable long-term cash flow.

Built in 1977

Essential Information

MLS® #	A2216460
Price	\$960,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	5120 50 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1A5

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Fiber Optics Available
Parking Spaces	8

Interior

Interior Features	High Ceilings, Separate Entrance, Suspended Ceiling
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, City Lot, Corner Lot, Level, Paved, Street Lighting
Roof	Flat Torch Membrane, Flat, Tar/Gravel
Construction	Brick, Masonite
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	C1

Listing Details

Listing Office	CIR Realty
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