\$2,499,000 - 6308 46 Street, Olds

MLS® #A2227681

\$2,499,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.63 Acres

NONE, Olds, Alberta

Located in the heart of Olds, Alberta, this versatile three-unit commercial building presents a unique investment opportunity. Boasting two retail and one residential unit, the main level features expansive retail space with excellent street exposureâ€"perfectly suited for a wide range of business ventures. The left unit includes two professional office spaces and a convenient kitchenette, ideal for small businesses, clinics or service providers. Upstairs, a spacious residential unit offers two bedrooms, a full kitchen and a comfortable living areaâ€"perfect for an owner-operator or rental income. The right unit is a blank canvas, ready to be transformed into virtually any commercial or mixed-use concept, from retail and office to studio or hospitality space. Generate extra revenue with 31 self contained storage units, professionally built from sea cans located behind the main building. With strong visibility and flexible zoning, this property is well positioned for entrepreneurs, investors or live//work setups. Whether you're looking to expand your business or develop income generating spaces, this adaptable building delivers both opportunity and potential for the growing Town of Olds!!







Built in 2004

Essential Information

MLS® # A2227681 Price \$2,499,000 Bathrooms 0.00 Acres 0.63 Year Built 2004

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 6308 46 Street

Subdivision NONE
City Olds

County Mountain View County

Province Alberta
Postal Code T4H 1M6

Interior

Heating Forced Air

Exterior

Lot Description Level, Low Maintenance Landscape, Near Shopping Center, Paved

Roof Metal

Construction Aluminum Siding Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2025

Days on Market 140

Zoning R1 and CH

Listing Details

Listing Office Century 21 Bravo Realty

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