

# \$960,000 - 5120 50 Avenue, Olds

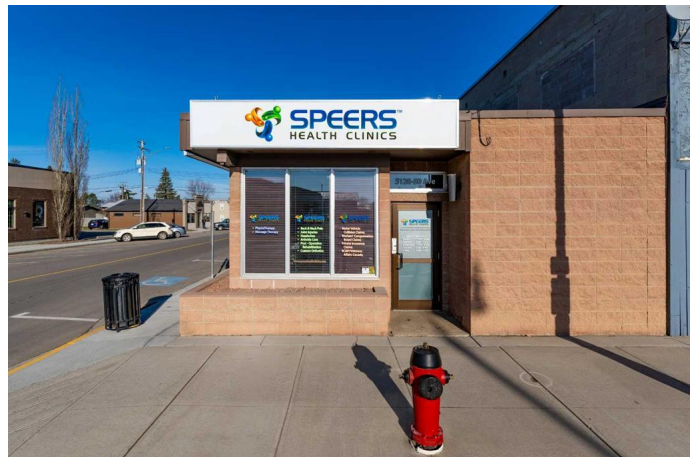
MLS® #A2216460

**\$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, Fiber Optics Available, Phone Connected, Sewer Connected, Water Connected
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
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### **Additional Information**

Date Listed	May 1st, 2025
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Days on Market	67
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Zoning	C1
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### **Listing Details**

Listing Office	CIR Realty
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