

# \$1,299,000 - 5001-05 49 Avenue, Olds

MLS® #A2240906

**\$1,299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.30 Acres

NONE, Olds, Alberta

Welcome to The Bird Building, a standout investment opportunity located on a high-visibility corner lot in the heart of Olds, Alberta. This two-storey, mixed-use commercial property boasts over 15,000 sq. ft. of total space, featuring 12 commercial units and 3 residential suites, offering strong income potential and flexible usage options.

Ideally situated on a busy retail corridor, this property benefits from consistent foot and vehicle traffic, making it a desirable location for businesses and tenants alike. An additional 5,300 sq. ft. of parking space at the rear ensures ample convenience for staff, residents, and customers.

Over the years, this well-maintained building has seen numerous updates, enhancing both functionality and curb appeal while preserving its character. Whether you're looking to expand your portfolio or establish a foothold in a thriving small-town market, The Bird Building delivers both immediate rental income and long-term growth potential.

Don't miss this rare opportunity to own a piece of Olds's vibrant commercial core!

Built in 1925

## Essential Information

MLS® #                      A2240906



|            |             |
|------------|-------------|
| Price      | \$1,299,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.30        |
| Year Built | 1925        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5001-05 49 Avenue    |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H1W9               |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None                    |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Corner Lot      |
| Roof            | Metal           |
| Construction    | Brick, Stucco   |
| Foundation      | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 1               |
| Zoning         | C1              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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