

# \$899,900 - 5120 50 Avenue, Olds

MLS® #A2242696

**\$899,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Olds, Alberta

Here's your chance to own a fully leased, stand-alone commercial property right in the vibrant core of Uptown Olds. Spanning 2,537 sq ft, this solid masonry building has been home to a trusted physiotherapy clinic for over two decades. The tenant recently committed to a brand-new 10-year Triple Net lease—complete with a rent increase at the halfway mark—meaning they cover all operating costs, including taxes, insurance, and maintenance. For you, that translates into a dependable, low-maintenance income stream.

Inside, the space is bright, welcoming, and impressively well-kept. The layout includes five private treatment rooms, a large open exercise area with two additional treatment spaces, a professional reception and waiting area, an office, file storage, two washrooms (one with a shower), and a laundry room. Comfort is ensured with two newer forced-air furnaces and central air conditioning.

Built in 1977 on a slab-on-grade foundation, the property benefits from excellent natural light thanks to its east-facing front and sunny south exposure. The location offers great visibility and is surrounded by other professional services, all within a walkable district. Current lease terms are \$21.00/sq ft for years 1–5 and \$23.00/sq ft for years 6–10, producing an average net operating income of approximately \$60,016 annually. An ideal, hands-off investment with a long-standing, reliable tenant and strong future



income potential.

Built in 1977

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2242696   |
| Price      | \$899,900  |
| 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 | Fiber Optics Available, Cable Connected, Electricity Connected, Natural Gas Available, Phone Connected, Sewer Connected, Water Connected |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|

**Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Central Air                      |

**Exterior**

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

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 5th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
| Zoning         | C1 |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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