# \$650,000 - 4809 52 Street, Olds

MLS® #A2251702

#### \$650,000

0 Bedroom, 0.00 Bathroom, 3,371 sqft Multi-Family on 0.00 Acres

NONE, Olds, Alberta

CASH FLOWING Pair of 4-Plexes with UNDERVALUED RENTS and ENORMOUS UPSIDE POTENTIAL! Two side by side fourplexes situated just steps from Olds College, an active investment playing field. Each building offers four bi level two bedroom, one bathroom units with independent furnaces and hot water tanks, most of which have been updated within the past five years. This keeps utility costs efficient and places responsibility directly with each tenant. Olds is a small but steadily growing town, nearing 10,000 residents in 2024 with a 3.3% population increase year over year and 6.2% growth over five years. Demand for rentals is strong, with Olds College enrollment climbing more than 31% when combining domestic and international growth. The town's vacancy rate is just 0.6%, which means consistent tenancy and premium potential with turnover. Each fourplex comes with four dedicated parking stalls and has maintained 100% occupancy for over 15 years. Current rents are below market, offering a rare value add play. Whether you preserve income with existing leases or refresh units to push rents higher, this is a cash cow that can scale. These properties are directly aligned with trending demographics. Olds is projected to keep growing by more than 9% every five years through 2041, and its location within the Calgary to Edmonton Corridor provides long term economic stability and future upside. Please contact directly to book your private







viewing today.

#### Built in 1975

#### **Essential Information**

MLS® # A2251702

Price \$650,000

Bathrooms 0.00

Square Footage 3,371

Acres 0.00

Year Built 1975

Type Multi-Family

Sub-Type 4 plex

Style Side by Side, Bi-Level

Status Active

### **Community Information**

Address 4809 52 Street

Subdivision NONE

City Olds

County Mountain View County

Province Alberta

Postal Code T4H 1G2

#### **Amenities**

Parking Spaces 4

Parking Parking Lot, Stall

#### Interior

Interior Features Ceiling Fan(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Roof Flat

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 10th, 2025

Days on Market 53

Zoning R3

## **Listing Details**

Listing Office Real Broker

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