

5025 50 Street  
Olds, Alberta

MLS # A2199038



**\$1,300,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Old Provincial Government Building

**Bus. Name:** -

**Size:** 16,800 sq.ft.

**Zoning:** C1 Central Commercial

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected, He
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.46 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

The building is two storeys high and contains a full basement with an estimated 10,700 square feet of rentable space being 4000 square feet of office space on the second floor, 1200 square feet of office on the main floor, 3000 square feet of retail on the main floor and 2500 square feet of storage in the lower level. The construction is precast concrete with a brick veneer exterior. One elevator services the building. The building is fully air conditioned and is heated by forced air furnaces. For the age of the building, it would be considered to be in very good condition. The upper level is occupied by Alberta Health Services and the balance of the building can be considered vacant. The main level lends itself well to retail with good entrance ways, ceiling heights and parking.