

# \$2,499,000 - 6308 46 Street, Olds

MLS® #A2227681

**\$2,499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.63 Acres

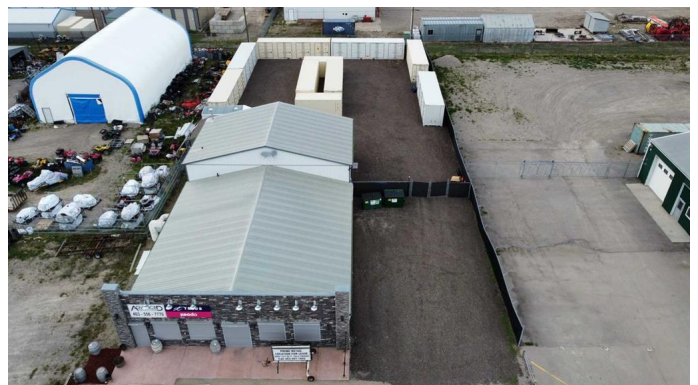
NONE, Olds, Alberta

Located in the heart of Olds, Alberta, this versatile three-unit commercial building presents a unique investment opportunity. Boasting two retail and one residential unit, the main level features expansive retail space with excellent street exposure—perfectly suited for a wide range of business ventures. The left unit includes two professional office spaces and a convenient kitchenette, ideal for small businesses, clinics or service providers. Upstairs, a spacious residential unit offers two bedrooms, a full kitchen and a comfortable living area—perfect for an owner-operator or rental income. The right unit is a blank canvas, ready to be transformed into virtually any commercial or mixed-use concept, from retail and office to studio or hospitality space. Generate extra revenue with 31 self contained storage units, professionally built from sea cans located behind the main building. With strong visibility and flexible zoning, this property is well positioned for entrepreneurs, investors or live/work setups. Whether you're looking to expand your business or develop income generating spaces, this adaptable building delivers both opportunity and potential for the growing Town of Olds!!

Built in 2004

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2227681    |
| Price  | \$2,499,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.63       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6308 46 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1M6              |

### Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

### Exterior

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | Level, Low Maintenance Landscape, Near Shopping Center, Paved |
| Roof            | Metal                                                         |
| Construction    | Aluminum Siding                                               |
| Foundation      | Poured Concrete                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 58             |
| Zoning         | R1 and CH      |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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