

# \$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

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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	14
Zoning	C1

### Listing Details

Listing Office	Real Broker
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