

\$899,900 - 5120 50 Avenue, Olds

MLS® #A2265377

\$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® #	A2265377
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	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Fiber Optics Available, Natural Gas Available, Phone Connected
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Interior

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air

Exterior

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

Additional Information

Date Listed	October 18th, 2025
Days on Market	5
Zoning	C1

Listing Details

Listing Office	The Real Estate District
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