

# \$595,000 - 6505 51 Street, Olds

---

MLS® #C4148981

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.72 Acres

NONE, Olds, Alberta

Wonderful opportunity for Developers who want to create commercial opportunities in the progressive community of Olds Alberta. This .72 acre bare land property has all services to the property line including the community owned Fiber Optic ONET service that provides high speed internet, telephone and more. This property is just steps away from a major chain grocery store and the Mountain View Credit Union main branch and administration office. Property is located along Highway #27 and provides terrific traffic exposure and across the street are a number of BOX Stores. \*\*\*The Town of Olds has recently amended the Land Use Bylaw that could provide an opportunity for a developer to build commercial at grade with residential above. \*\*This opportunity would be subject to council approval of a developers plans\*\*\* This opportunity could expand the potential for this property The adjoining property is also listed on MLS, Buy one or Both lots to expand your opportunities



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | C4148981  |
| Price     | \$595,000 |
| Bathrooms | 0.00      |
| Acres     | 0.72      |
| Type      | Land      |
| Sub-Type  | Land      |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6505 51 Street       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1Y6              |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Fiber Optics at Lot Line, Phone At Lot Line, Sewer Available |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|

### Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Irregular Lot, Level, See Remarks |
|-----------------|-----------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2017 |
| Days on Market | 2749               |
| Zoning         | Highway Commercial |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.