

# \$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
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### 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	68
Zoning	R1 and CH

### Listing Details

Listing Office	Century 21 Bravo Realty
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