

# \$225,000 - 4950 49 Avenue, Olds

MLS® #A2061060

**\$225,000**

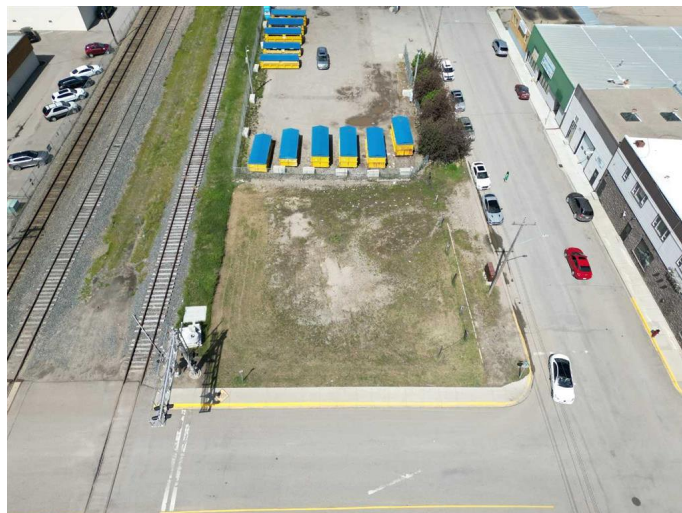
0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

NONE, Olds, Alberta

Located in Uptowne Olds, this bare lot holds endless potential for developers looking for a highly accessible building site. On the corner of 49th Ave and 50th Street, this busy road connects the highway 2A and the Olds college to the downtown core. It is also surrounded by store fronts, banks, restaurants, and many other businesses that draw in the Olds and area population. Any venture would have a great opportunity to thrive on this corner lot. Olds is a growing community that offers a wide array of business opportunities as it hosts the Olds College, multiple primary and secondary schools, a hospital and multiple clinics, an array of provincial and municipal offices, a booming industrial sector, and a thriving agricultural community. Even with its constant growth, Olds maintains that small town feeling that everyone loves. Olds is also very accessible to both Red Deer and Calgary being so near the QEII highway, remaining popular for those needing to commute to larger centres. Stop by today and take a look at the potential.

## Essential Information

MLS® #	A2061060
Price	\$225,000
Bathrooms	0.00
Acres	0.19
Type	Land



Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	4950 49 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1E4

### **Exterior**

Lot Description	Cleared, Corner Lot, Open Lot, Rectangular Lot
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### **Additional Information**

Date Listed	June 26th, 2023
Days on Market	651
Zoning	C1

### **Listing Details**

Listing Office	COLDWELL BANKER VISION REALTY
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