



# FOR LEASE

UNIT 3, 4602 46TH AVENUE, OLDS, AB



#### **LOCATION**

Olds



#### **LEASE RATE**

Market



#### **ZONING**

CHA - Highway Commercial A District



#### **LEGAL DESCRIPTION**

Plan 3561 FN, Block 51, Lot 1



#### **RENTABLE AREA**

1,300 SF



#### **POSSESSION**

Negotiable

## PROPERTY DETAILS

Set up shop in this prime retail location at the east entrance of Olds. Last remaining (1) 1,300 SF unit in the high traffic shopping centre available. Currently in a shell state and ready for your design plans. Businesses within the shopping centre include: Petro Canada, 7-11, Little Caesars, Canna Cabana, Freestyle Vapes, Prime Pharmacy and a liquor store.

With an average of 32,000+ vehicles passing by daily you surely can't be missed. Located beside popular hotels, Olds College Campus and popular retail chains.

# Unit 3



**LEASE RATE**  
Market

> Wide open shell space ready for tenant improvements



**CAM & TAXES**  
\$7.00 PSF

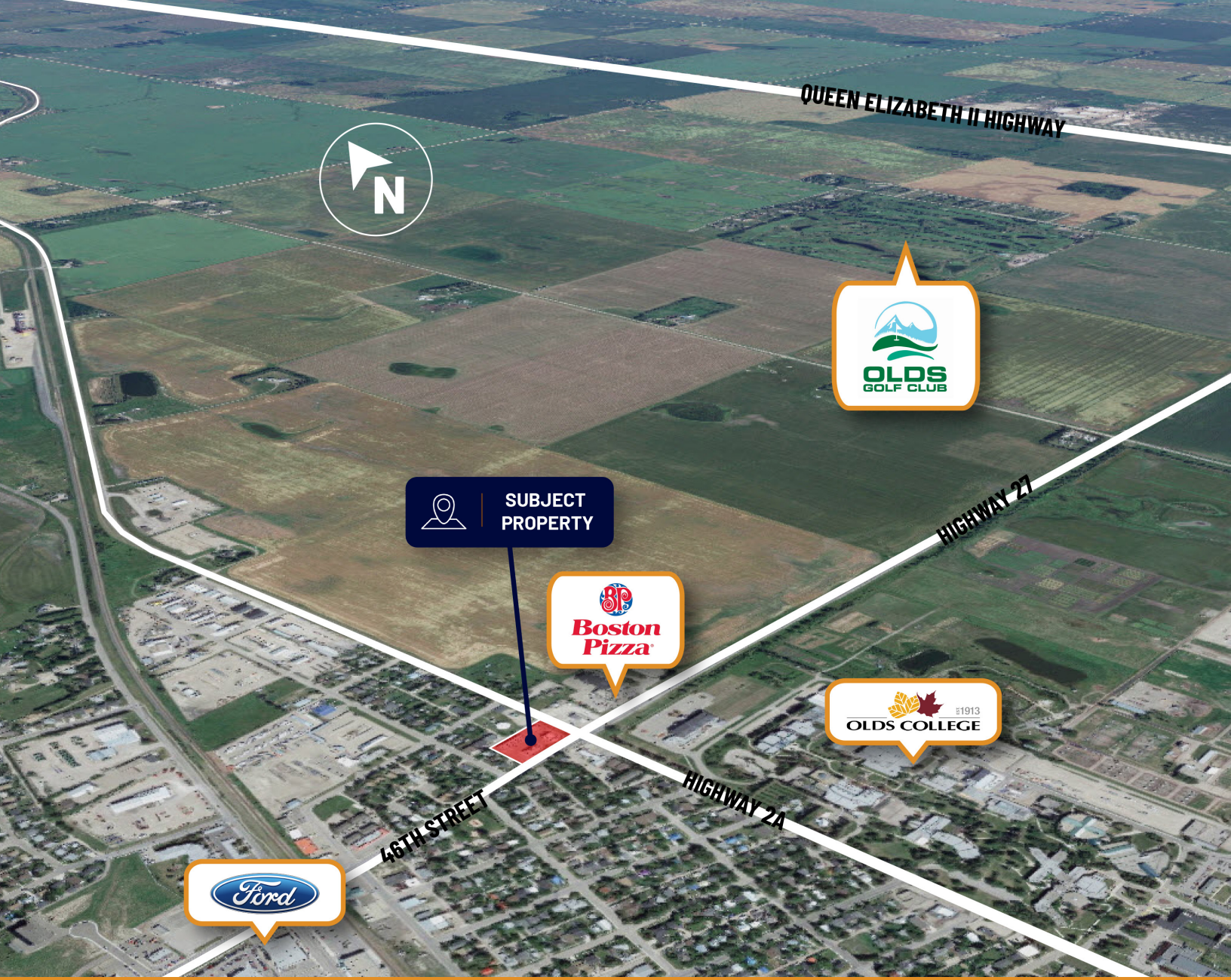


**RENTABLE AREA**  
1,300 SF



**POSSESSION**  
Immediately





# Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Davin Kemshead**  
 Listing Agent  
 403.314.6190  
[davin@salomonscommercial.com](mailto:davin@salomonscommercial.com)

**Kelly Babcock**  
 Broker/Partner  
 403.314.6188  
[kelly@salomonscommercial.com](mailto:kelly@salomonscommercial.com)

**Brett Salomons**  
 Partner  
 403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)

**Mike Williamson**  
 Associate  
 403.314.6189  
[mike@salomonscommercial.com](mailto:mike@salomonscommercial.com)

**Max Field**  
 Associate  
 403.314.6186  
[max@salomonscommercial.com](mailto:max@salomonscommercial.com)

**Jordan Krulicki**  
 Associate  
 403.314.6185  
[jordan@salomonscommercial.com](mailto:jordan@salomonscommercial.com)