

# FOR LEASE

4513 52 AVENUE  
OLDS, AB



**SALOMONS**  
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## About the Property

Mountain View Plaza in Olds offers two prime end-cap units for lease, providing excellent visibility on 46th Street, the town's main entrance from Highway 11. Available units include Unit 12, offering 7,573 SF, and Unit 16A, with 4,489 SF. This bustling shopping centre features a range of businesses, including Aurora Golf & Bar, Anytime Fitness, Smitty's Restaurant, and All About U Massage & Wellness. Extensive common parking availability accommodates both customers and staff.

Another feature with a Lease is having signage placed on the rotating pylon sign, which is at an additional cost per month.

The plaza benefits from high traffic, with an AADT of 8,600 eastbound and 11,360 westbound on nearby Highway 27. Located just five kilometers west of the Highway 2 and Highway 27 junction, Olds offers convenient access to major cities like Calgary, Red Deer, and Edmonton.

With a population of 9,567, Olds combines small-town atmosphere with essential amenities, making Mountain View Plaza an attractive location for retail or service-based businesses. Don't miss the opportunity to secure a prominent position in this thriving community.

### LEGAL DESCRIPTION

5;1;33;5;SW

### UNIT SIZE

4,489 SF - 7,573 SF

### LOCATION

Olds

### ZONING

C-SC (Shopping Centre Commercial)

### LEASE RATE

See Available Unit Details

### ADDITIONAL RENT

\$5.00 PSF (*utilities not included*)

### MONTHLY RENT

Starting at \$5,985.33 + GST

### POSSESSION

Immediately

## Unit 12

Unit 12 at Mountain View Plaza offers 7,573 SF of prime retail space with excellent exposure to 46th Street (Highway 27). This mostly wide-open end-cap unit features a welcoming entry vestibule and a rear storage/receiving area equipped with an office, lunchroom, and two washrooms.

The space is finished with a T-bar ceiling throughout, with new LED lighting, offering approximately 12 feet of height making it ideal for various retail uses. Positioned in a high-traffic location, this unit provides both visibility and functionality for your business.

### UNIT SIZE

7,573 SF

### LEASE RATE

\$10.00 PSF (Year 1 Only, Escalations to be Negotiated)

### ADDITIONAL RENT

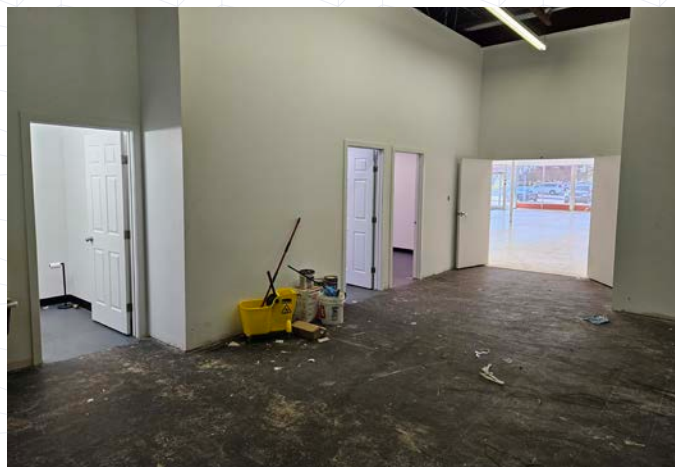
\$5.00 PSF (*utilities not included*)

### MONTHLY RENT

\$9,466.25 + GST

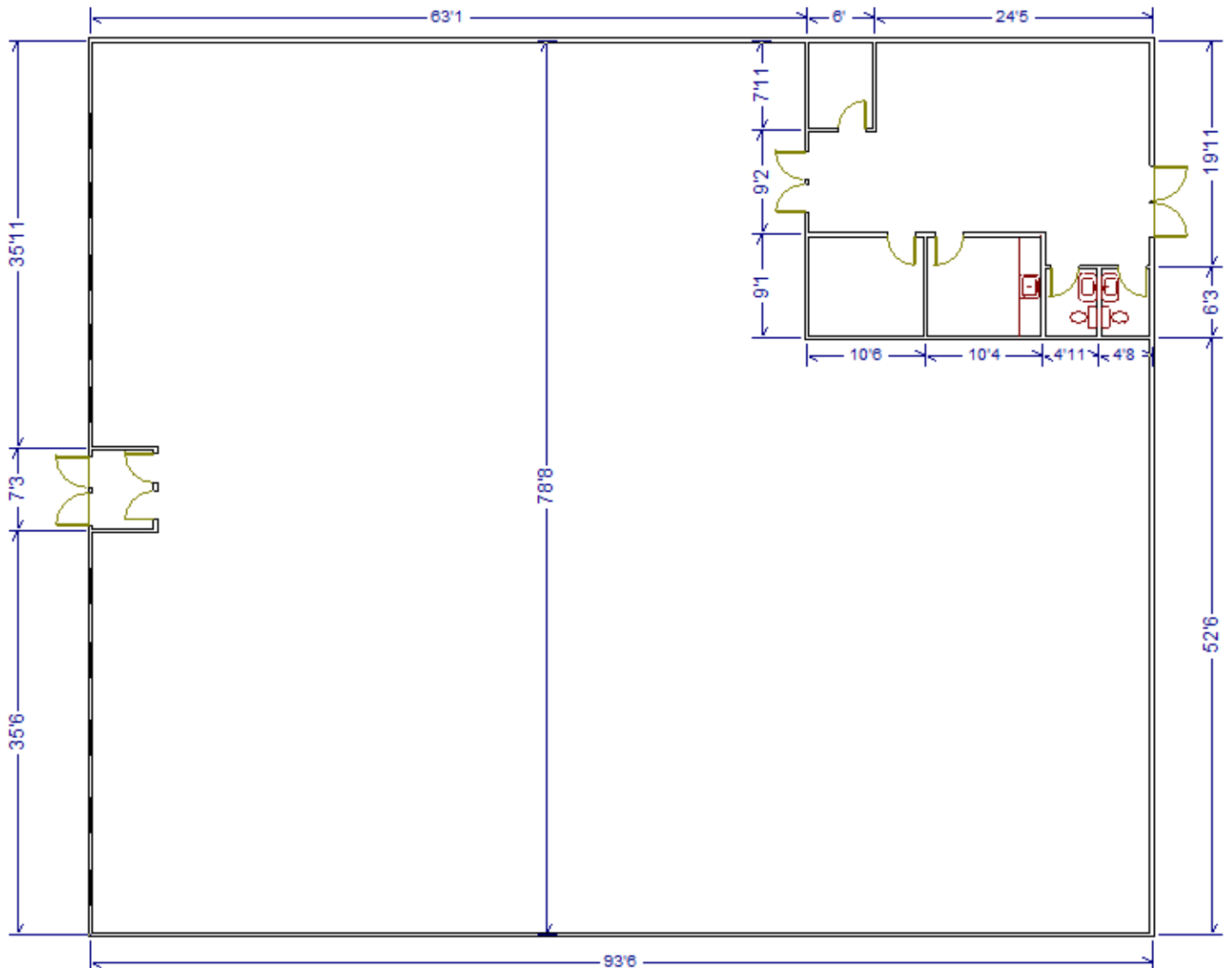
### POSSESSION

Immediate





# Unit 12 Floor Plan



## Unit 16A

Unit 16A at Mountain View Plaza is a 4,489 SF retail space situated on the northwest end cap, offering great visibility and accessibility. The unit features an entry vestibule with double sliding doors, an overhead door for convenient deliveries, and a ceiling height of approximately 15'.

The versatile layout, enhanced by mixed lighting, provides flexibility for various business uses. With zoning approved for a daycare, this space is particularly suited for entrepreneurs in the childcare sector, though it offers potential for a wide range of ventures.

### UNIT SIZE

4,489 SF

### LEASE RATE

\$11.00 PSF

### ADDITIONAL RENT

\$5.00 PSF (*utilities not included*)

### MONTHLY RENT

\$5,985.33 + GST

### POSSESSION

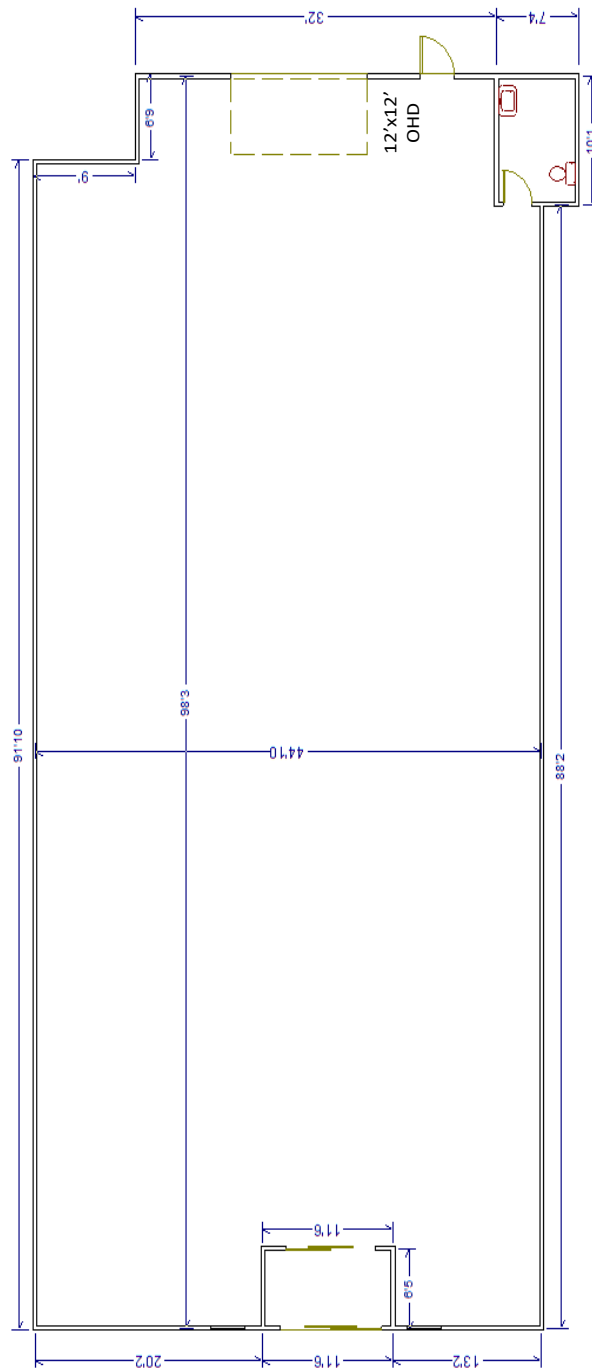
Immediate

### LOADING

(1) 12' x 12' Overhead Door



# Unit 16A Floor Plan







## Central Alberta's Ambassador for Commercial Real Estate



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