

**AVISON
YOUNG**

For Sale

5812 - 48 Avenue
Olds, Alberta

±36,750 sf building on 8.01 Acres

**EXPANSIVE FORMER AGRICULTURAL
MANUFACTURING AND SUPPLY FACILITY**

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5812
48 Avenue



5812

48 Avenue, Olds, AB



Property details

ADDRESS

5812 - 48 Avenue, Olds, AB

LEGAL DESCRIPTION

Plan 9711846; Block 3; Lot 8

ZONING

I1 (Light Industrial)

BUILDING SIZE

±36,750 sf

CLEAR HEIGHT

24.0' & 50.0' to the top

LOADING

8 Drive-in

SPRINKLERS

Yes, only in the paint shop

POWER

600 amps/600V, 3 phase

CRANE

1x7 ton; 1x2 ton

LAND AREA

8.01 Acres

YARD

Yes, compacted gravel yard

YEAR BUILT

1998

PRICE

\$5,000,000

Highlights



LED lighting throughout



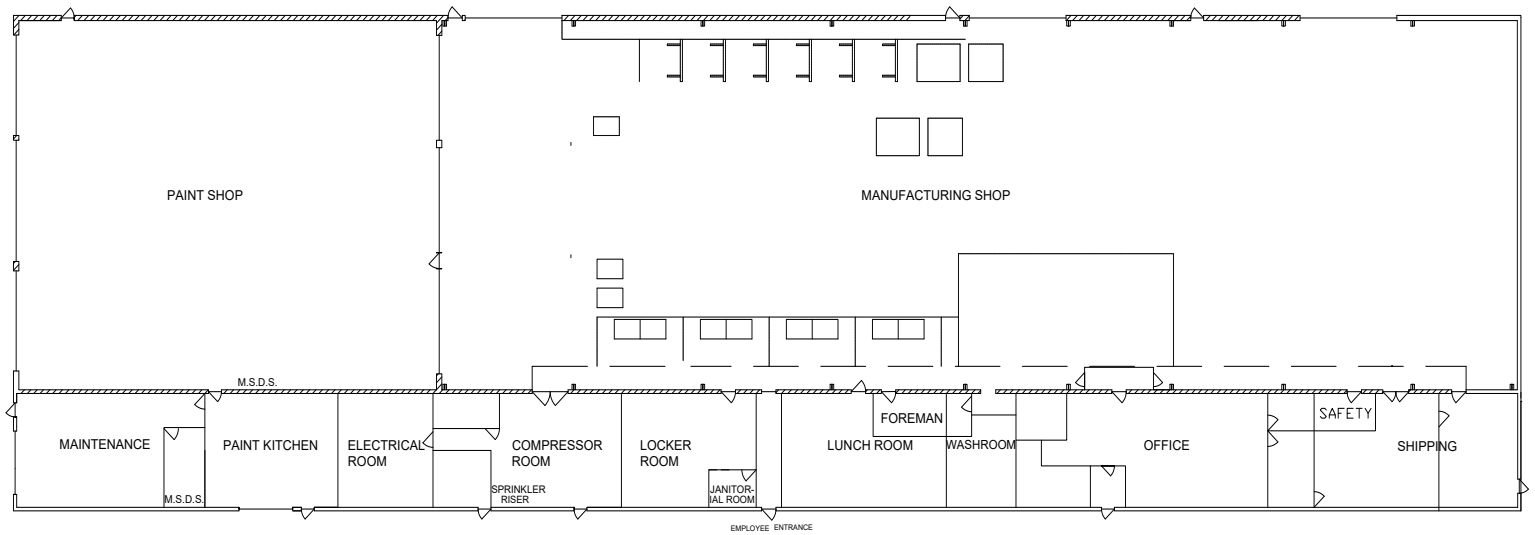
New MUA units over the office, lunchroom & maintenance areas of the building

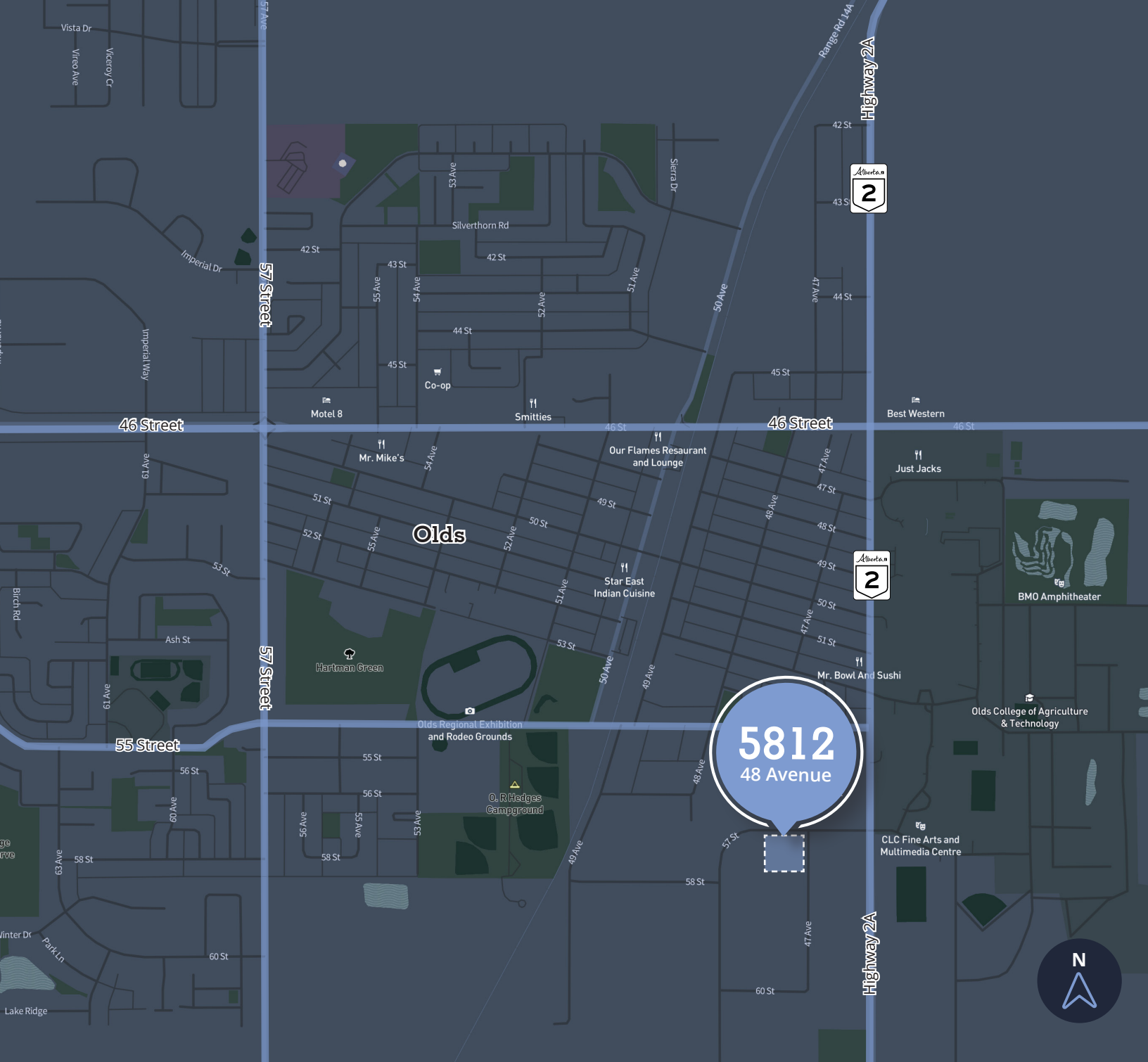


5812 - 48 Avenue

Olds, AB

Availability: ±36,750 sf





CENTRAL
LOCATION

48 minutes
80.4 km to
Calgary

CONVENIENT
TRAVEL TIMES

44 minutes
61 km to
Red Deer



AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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