

# FOR SALE/LEASE

## 19,000 SQFT INDUSTRIAL BUILDING ON 3.8 ACRES

4250 47 Ave, Olds, AB



**Brian Sugden**  
Director, Commercial Operations  
587.415.8171  
brian.sugden@martello.group

 **Martello  
Group**

Martello Management (AB) Inc.



# HIGHLIGHTS

- Opportunity to be sold as per separate titles or as full 3.8 acres
- 2.67 acres with Industrial building
- 1.1 acres fenced bare land
- Full city block
- Drive in and loading dock options
- 18ft ceilings

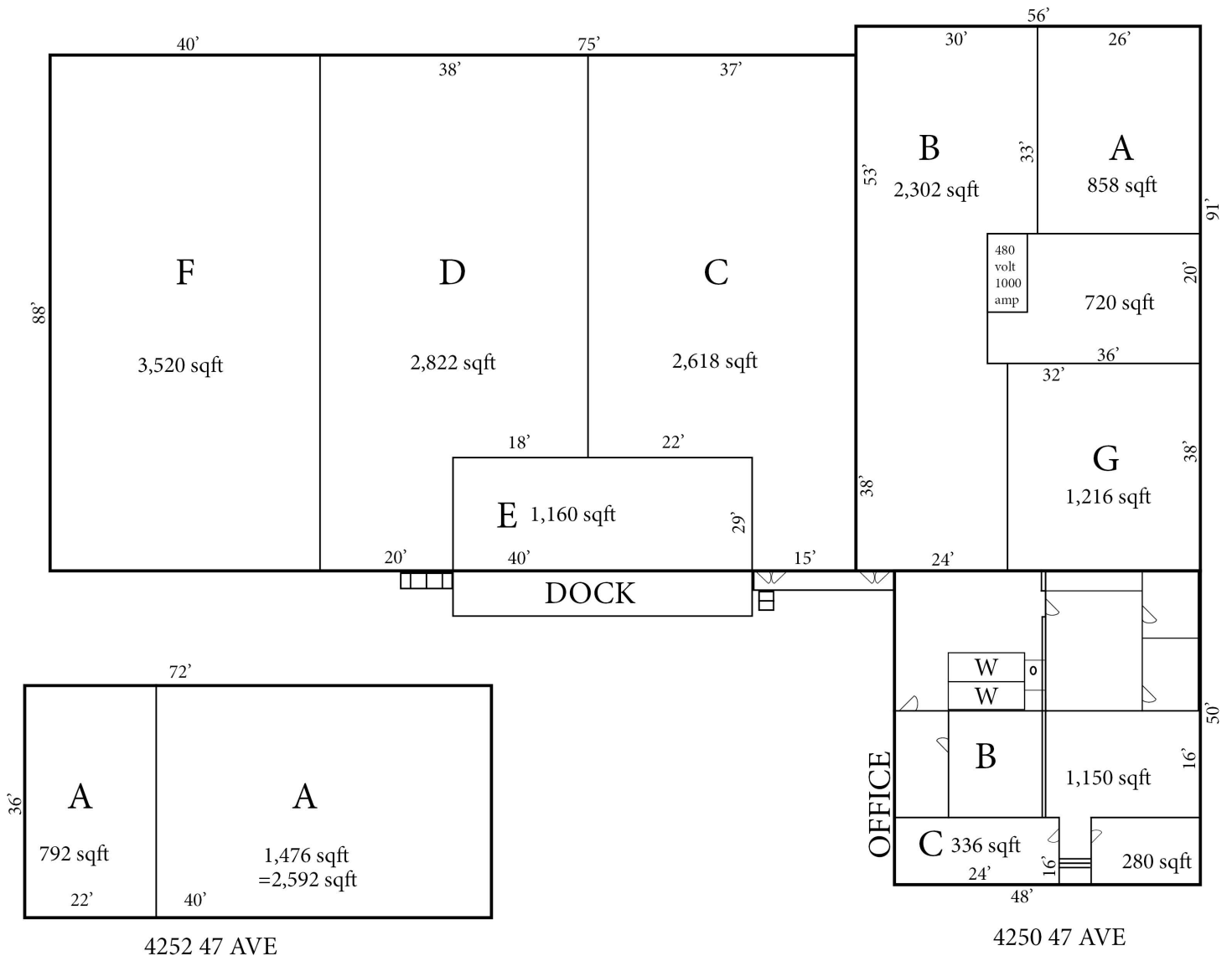
# FOR SALE

ADDRESS	4250 47 AVE OLDS, AB
LEGAL	PLAN 1311897 BLOCK 54 LOT 2
DISTRICT	TOWN OF OLDS
<b>SITE 1</b>	
SITE SIZE	2.67 ACRES
BUILDING SIZE	19,000 SQFT
<b>SITE 2</b>	
SITE SIZE	1.1 ACRES FENCED LAND
POWER	1000 AM 3 PHASE POWER

# FOR LEASE

1	1,160 SQFT WITH LOADING DOCK
2	2,302 SQ FT
3	2,822 SQ FT

# FLOORPLAN





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Martello Management (AB) Inc. 201-1982 Kensington Rd NW, Calgary, T2N 3R5

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