



# 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**

1,700 SF



#### **POSSESSION**

Negotiable

## **PROPERTY DETAILS**

Set up shop in this prime retail location at the east entrance of Olds. Last remaining (1) 1,700 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



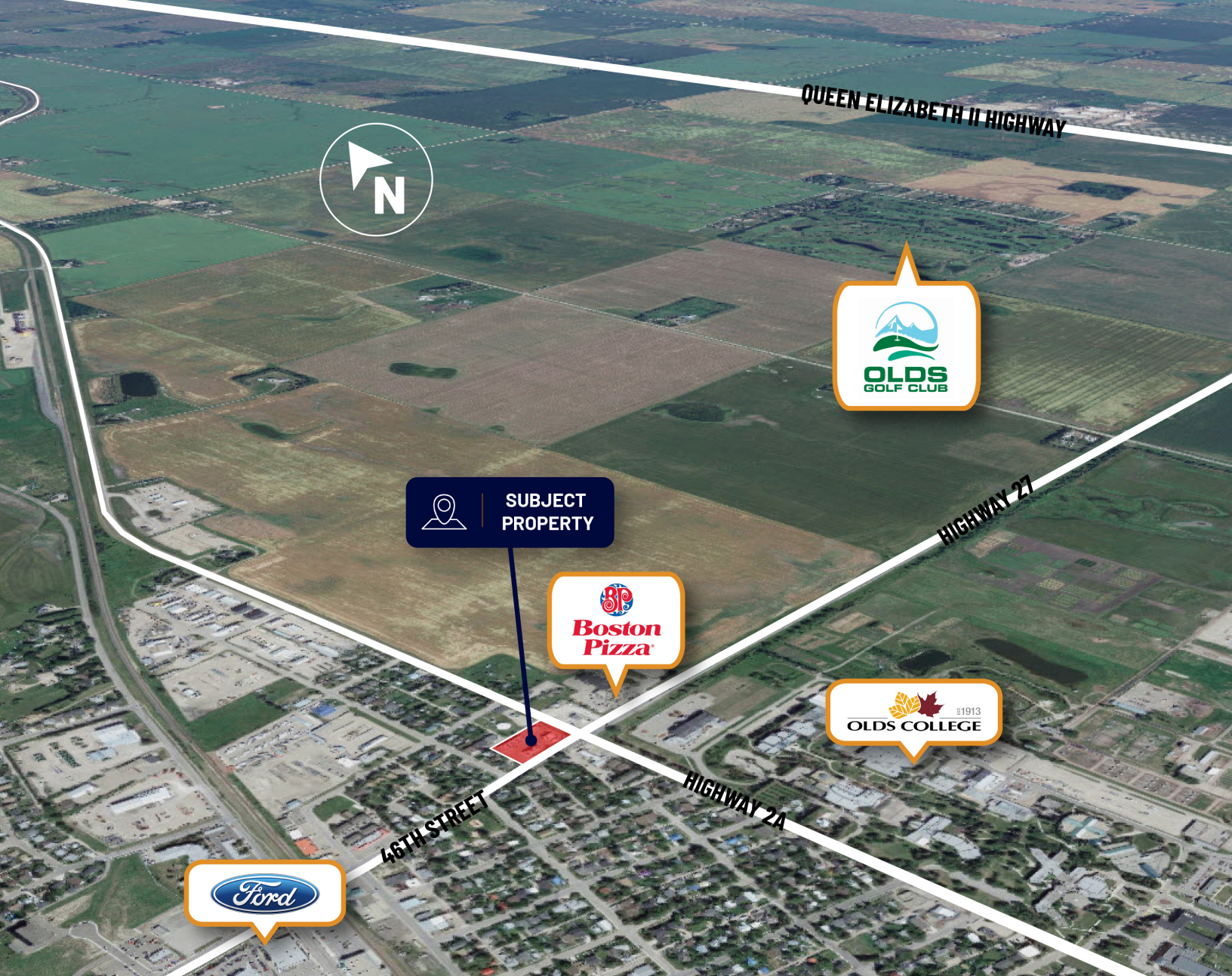
**RENTABLE AREA**  
1,700 SF



**POSSESSION**  
Immediately







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