



5120 50 Avenue , Olds, Alberta - \$899,900



Main Photo

Property Description

Here's your chance to own a fully leased, stand-alone commercial property right in the vibrant core of Uptown Olds. Spanning 2,537 sq ft, this solid masonry building has been home to a trusted physiotherapy clinic for over two decades. The tenant recently committed to a brand-new 10-year Triple Net lease—complete with a rent increase at the halfway mark—meaning they cover all operating costs, including taxes, insurance, and maintenance. For you, that translates into a dependable, low-maintenance income stream.

Inside, the space is bright, welcoming, and impressively well-kept. The layout includes five private treatment rooms, a large open exercise area with two additional treatment spaces, a professional reception and waiting area, an office, file storage, two washrooms (one with a shower), and a laundry room. Comfort is ensured with two newer forced-air furnaces and central air conditioning.

Built in 1977 on a slab-on-grade foundation, the property benefits from excellent natural light thanks to its



east-facing front and sunny south exposure. The location offers great visibility and is surrounded by other professional services, all within a walkable district. Current lease terms are \$21.00/sq ft for years 1-5 and \$23.00/sq ft for years 6-10, producing an average net operating income of approximately \$60,016 annually. An ideal, hands-off investment with a long-standing, reliable tenant and strong future income potential.

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