



4809 52 Street , Olds, Alberta - \$650,000



Main Photo

Property Description

CASH FLOWING Pair of 4-Plexes with UNDERVALUED RENTS and ENORMOUS UPSIDE POTENTIAL! Two side by side fourplexes situated just steps from Olds College, an active investment playing field. Each building offers four bi level two bedroom, one bathroom units with independent furnaces and hot water tanks, most of which have been updated within the past five years. This keeps utility costs efficient and places responsibility directly with each tenant. Olds is a small but steadily growing town, nearing 10,000 residents in 2024 with a 3.3% population increase year over year and 6.2% growth over five years. Demand for rentals is strong, with Olds College enrollment climbing more than 31% when combining domestic and international growth. The town's vacancy rate is just 0.6%, which means consistent tenancy and premium potential with turnover. Each fourplex comes with four dedicated parking stalls and has maintained 100% occupancy for over 15 years. Current rents are below market, offering a rare value add play. Whether you preserve income with existing leases or refresh units to push rents higher, this is a cash cow that can

scale. These properties are directly aligned with trending demographics. Olds is projected to keep growing by more than 9% every five years through 2041, and its location within the Calgary to Edmonton Corridor provides long term economic stability and future upside. Please contact directly to book your private viewing today.

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