

FOR LEASE

4513 52 AVENUE
OLDS, AB





About the Property

Mountain View Plaza in Olds offers two prime end-cap units for lease, providing excellent visibility on 46th Street, the town's main entrance from Highway 11. Last remaining unit includes Unit 16A, offering 4,489 SF. This bustling shopping centre features a range of businesses, including Aurora Golf & Bar, Anytime Fitness, Smitty's Restaurant, and All About U Massage & Wellness. Extensive common parking availability accommodates both customers and staff.

Another feature with a Lease is having signage placed on the rotating pylon sign, which is at an additional cost per month.

The plaza benefits from high traffic, with an AADT of 8,600 eastbound and 11,360 westbound on nearby Highway 27. Located just five kilometers west of the Highway 2 and Highway 27 junction, Olds offers convenient access to major cities like Calgary, Red Deer, and Edmonton.

With a population of 9,567, Olds combines small-town atmosphere with essential amenities, making Mountain View Plaza an attractive location for retail or service-based businesses. Don't miss the opportunity to secure a prominent position in this thriving community.

LEGAL DESCRIPTION

5;1;33;5;SW

UNIT SIZES

3,700 SF - 4,489 SF

LOCATION

Olds

ZONING

C-SC (Shopping Centre Commercial)

LEASE RATE

\$11.00 PSF - \$15.00 PSF

ADDITIONAL RENT

\$5.00 PSF (*utilities not included*)

MONTHLY RENT

\$5,985.33 + GST

ROTATING PYLON SIGN RENT

Contact Agent for Pricing

POSSESSION

Immediately

| Units 5 & 7

This well-designed 3,700 SF unit in Mountain View Plaza offers a functional and versatile layout suited for a wide range of business uses. Technically a double-unit, the space features two options for bright reception areas that can serve as either a waiting area, sales counter, retail showroom or open workspace. Multiple private rooms throughout—several equipped with sinks—make it ideal for medical, wellness, or service-based operations.

By being a double-unit, an impressive amount of frontage is available to an occupant for advertising and signage opportunities.

Previously occupied by a wellness services clinic, this space has had extensive attractively-finished renovations completed in recent years.

The unit also includes ample storage and private washrooms, providing convenience for both staff and clients. With its adaptable layout and professional flow, this space is perfectly suited for an array of business types.

UNIT SIZE

3,700 SF

LEASE RATE

\$15.00 PSF

ADDITIONAL RENT

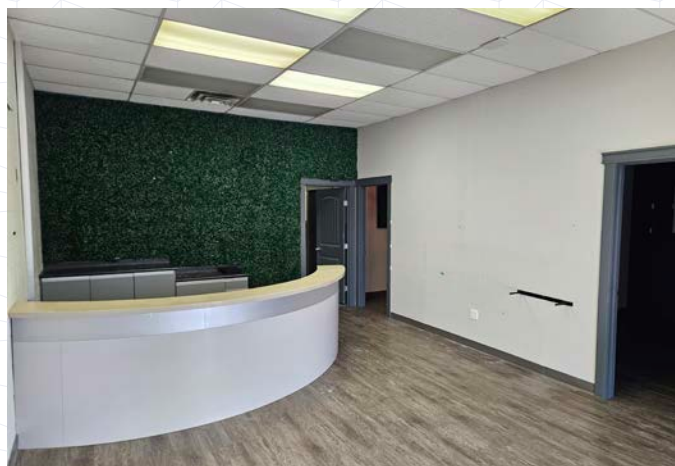
\$5.00 PSF (*utilities not included*)

MONTHLY RENT

\$6,166.67 + GST

POSSESSION

Immediate



Unit 16A

Unit 16A at Mountain View Plaza is a 4,489 SF retail space situated on the northwest end cap, offering great visibility and accessibility. The unit features an entry vestibule with double sliding doors, an overhead door for convenient deliveries, and a ceiling height of approximately 15'.

The versatile layout, enhanced by mixed lighting, provides flexibility for various business uses. With zoning approved for a daycare, this space is particularly suited for entrepreneurs in the childcare sector, though it offers potential for a wide range of ventures.

UNIT SIZE

4,489 SF

LEASE RATE

\$11.00 PSF

ADDITIONAL RENT

\$5.00 PSF (*utilities not included*)

MONTHLY RENT

\$5,985.33 + GST

POSSESSION

Immediate

LOADING

(1) 12' x 12' Overhead Door



Unit 16A Floor Plan

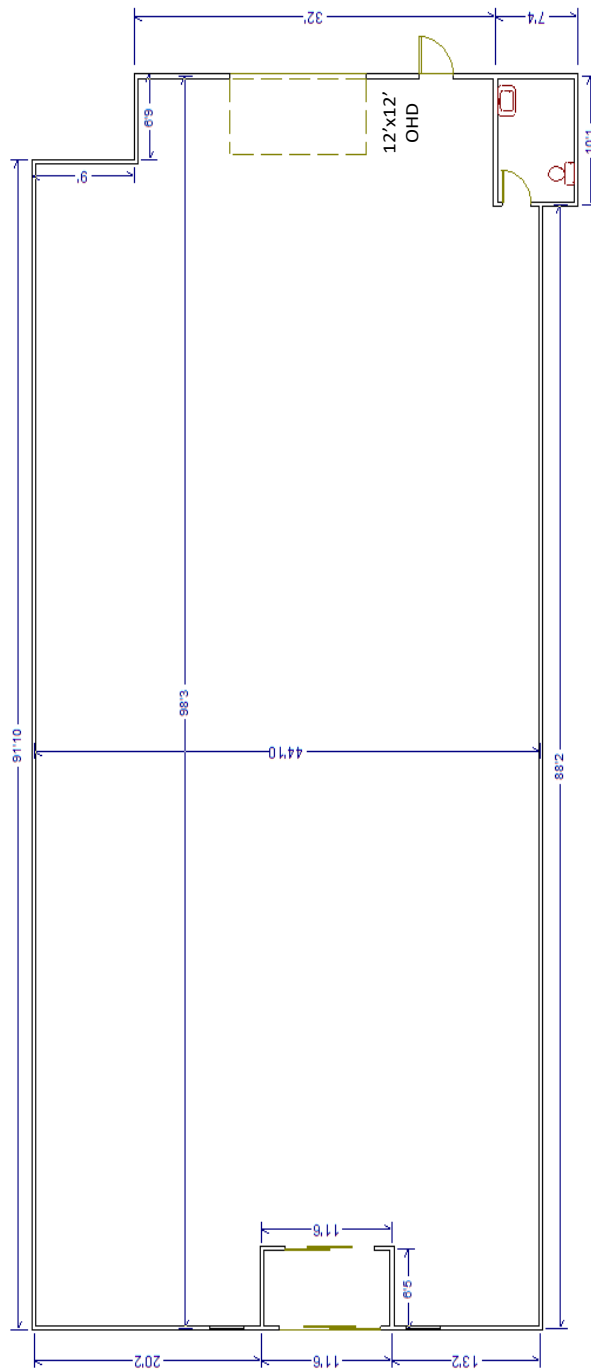
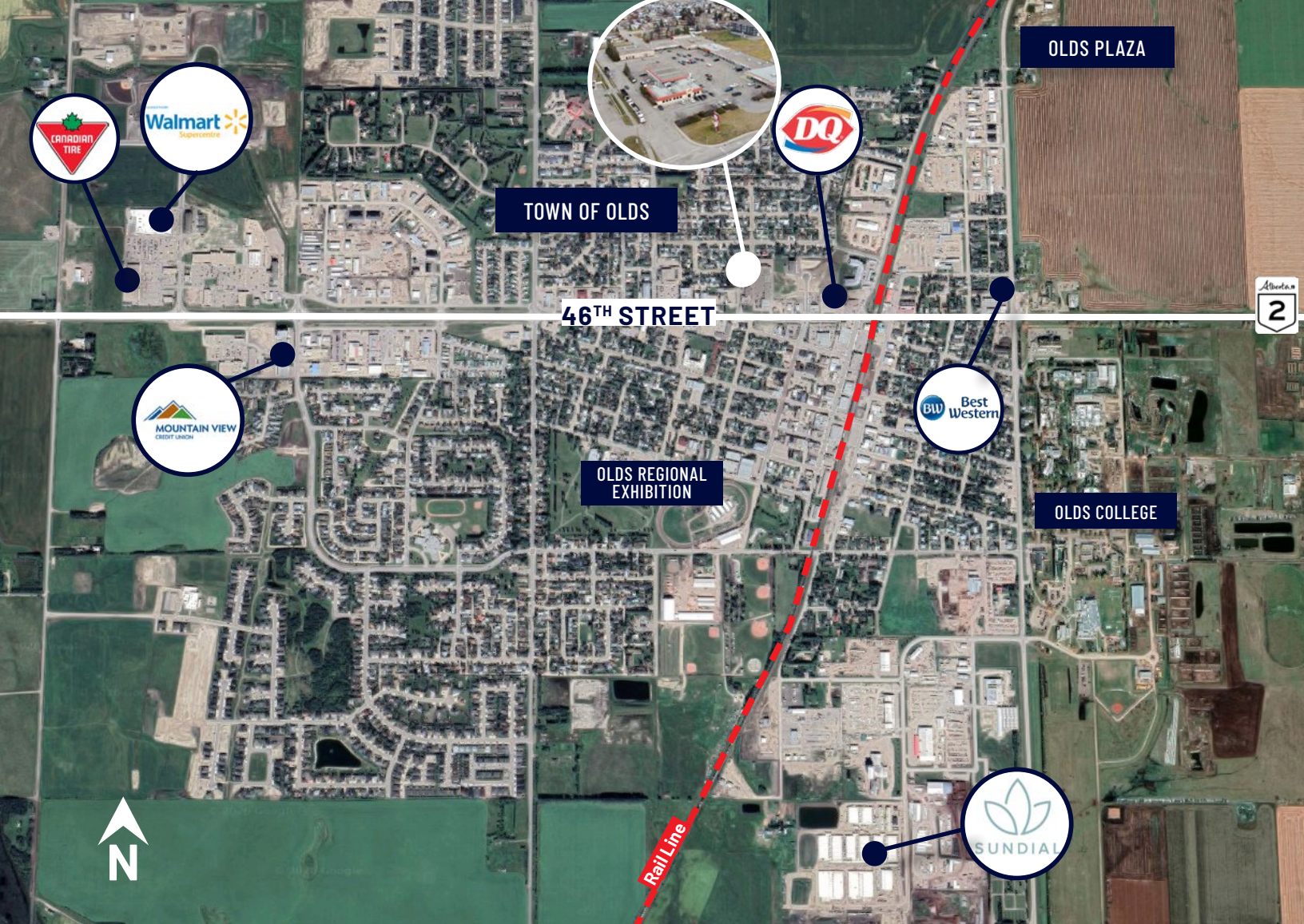


Diagram may not be accurate



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