



## 4410 47 Avenue Olds AB

\$3,800,000

Awesome Storage Olds Alberta!!! The site is a rectangular shaped site comprising 143,748 square feet, or 3.29 acres. 77 Traditional Storage/62 RV Storage/52 Portable Storage. Additional business income as well from storage pod delivery and storage. The improvements consist of one single storey commercial office building, and 77 self-storage units spread between traditional wood framed Class B drive-up storage units and Class C, units identified as metal Sea-Can style units. Additionally, there are 52 purpose built portable self-storage units on the site that closely resemble Class C units. The Class B & C self-storage units account for 7,163 square feet of net rentable area. The portable units account for 7,246 square feet of net rentable area. The commercial building provides 6,400 square feet of net rentable area. Proforma NOI \$279,184.

Listing Presented By:



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