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7233 OGDEN ROAD SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



35487



MLS ID:


A2314396

\$5,900



 **ABE ELHAGE**
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 LPT Realty
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 7233 Ogden Road SE, Calgary , Alberta T2C 1B7

Transaction Type For Lease	Title Fee Simple	Lease Amount 25.00
Lease Frequency Annually	Zoning C-N2	Subdivision Ogden
Building Type Free-Standing,See Remarks	Year Built 1974	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 375AM
Building Area (Sq. Ft.) 2187.87	Building Area (Sq. M.) 203.26	Lot Size (Sq. Ft.) 7943
Lot Size (Acres) 0.18	Construction Type Concrete,Wood Frame	Roof Flat
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Back Lane,Near Public Transit,Near Shopping Center,Street Lighting	Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby	Inclusions N/A
Restrictions None Known	Reports Aerial Photos,Floor Plans	

FREESTANDING RETAIL BUILDING | HIGH-EXPOSURE CORNER LOT | AMPLE ON-SITE PARKING | FLEXIBLE USE OPPORTUNITY | QUICK ACCESS TO MAJOR ROUTES. Positioned along Ogden Road SE with a daily count of 13,000 cars, this freestanding commercial building offers outstanding visibility and accessibility in an established southeast Calgary location. Surrounded by residential communities, parks and everyday amenities, the site benefits from steady local traffic while remaining conveniently connected to 74 Avenue SE and 25 Street SE for efficient citywide access. A functional single-storey layout provides an open interior configuration that can be adapted to a wide range of retail or service-based uses, allowing tenants to tailor the space to their specific needs. Large front-facing windows enhance natural light and create strong street presence. On-site surface parking includes 6 marked stalls, providing flexibility for staff and customer use. The surrounding area continues to see ongoing activity with upcoming train expansion, nearby retail plazas, a gas station and neighbourhood amenities contributing to consistent exposure. Call your commercial agent and book a tour!

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