



For Lease

4068 Ogden Road SE
Calgary, AB

Restaurant Opportunity - 3,200 SF
Small format unit - 800 SF



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Ideal Uses

Art studio, Catering, Office, Fleet service, Health care, Pet care, Restaurant, Vehicle rental, Veterinary and more...

- Convenient access to Blackfoot Trail, Deerfoot Trail, Peigan Trail, and Barlow Trail
- Ogden Road is a primary north south connector within the Highfield industrial district
- Great visibility to Ogden Road
- On site paved parking
- 24 hour security
- Telus fibre optic available
- Assignable security system for \$76.00 / month

Leasable Area	800 SF
Zoning	I-R
Asking Rent	\$3,000/month + GST and property tax
Utilities	Tenant responsibility, water included in rent
Lease Term	2 Years



Restaurant Opportunity

Brewery, Winery, Distillery, Catering, Restaurant, and more...

- Convenient access to Blackfoot Trail, Deerfoot Trail, Peigan Trail, and Barlow Trail
- Pylon signage opportunity
- Free on-site parking

Overview

Prime restaurant opportunity in Calgary's I-R zoned district with excellent visibility in this mixed-use area.

Leasable Area	3,200 SF
Zoning	I-R
Asking Rent	\$5,500/month + GST and variable property tax per month
Utilities	Not included in rent
Lease Term	2 Years



For more information, please contact

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