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8, 4312 OGDEN ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27299


MLS ID:
A2187296

\$449,000



 **JASON HAGGINS**
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 Century 21 Bamber Realty LTD.
 403-245-0773

 8, 4312 Ogden Road SE, Calgary , Alberta T2G 4V3

Transaction Type

For Sale

Days On Market

95

Zoning

I-G

Subdivision

Alyth/Bonnybrook

Year Built

1976

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9912326

Building Area (Sq. Ft.)

1802.00

Building Area (Sq. M.)

167.41

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

Inclusions

NONE

RestrictionsEasement Registered On Title,See
Remarks**Reports**

Condo/Strata Bylaws,Title

Priced to Sell this 1802 SF on main and an Additional 900 SF of mezzanine space in this Industrial Bay which comes with it's own fence in yard (50x30 SF). This light/medium Bay has a 24 foot ceiling height, a bright reception 5 offices, bullpen area, overhead (14x14) drive in door, 2 bathrooms, kitchen area and a massive storage room. 3 Assigned stalls in front and parking behind. This location makes it easy to get anywhere in the city with Deerfoot, Glenmore and Blackfoot all within a few minutes away. With Calgary's proposed extension of the Green Line LRT and the Shepherd train station this property will see escalating appreciation.

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