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## 7233 OGDEN ROAD SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35487


**MLS ID:**  
A2314396

**\$25**



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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 6
<b>Lease Amount</b> 25.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C-N2
<b>Subdivision</b> Ogden	<b>Building Type</b> Free-Standing,See Remarks	<b>Year Built</b> 1974
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 375AM	<b>Building Area (Sq. Ft.)</b> 2187.87	<b>Building Area (Sq. M.)</b> 203.26
<b>Lot Size (Sq. Ft.)</b> 7943	<b>Lot Size (Acres)</b> 0.18	<b>Construction Type</b> Concrete,Wood Frame
<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Near Public Transit,Near Shopping Center,Street Lighting	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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