



# For Lease

4068 Ogden Road SE  
Calgary, AB

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



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# Ideal Uses

Service-based retail, warehouse and distribution operations, trade and contractor services, or specialty retail businesses

- 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

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



# Restaurant Opportunity

- 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.

<b>Leasable Area</b>	3,200 SF
<b>Zoning</b>	I-R
<b>Asking Rent</b>	\$7,500/month + GST and variable property tax per month
<b>Utilities</b>	Not included in rent
<b>Lease Term</b>	2 Years



**For more information, please contact**

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