



For Lease | Calgary, AB

4041 Ogden Road SE

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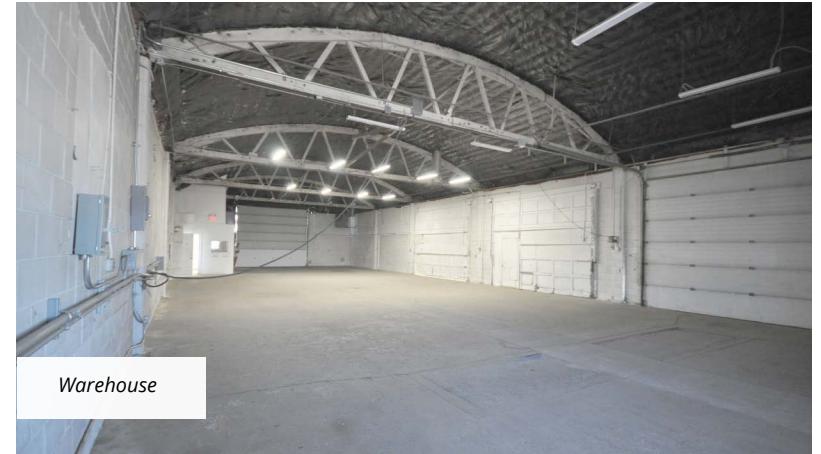


Property Overview

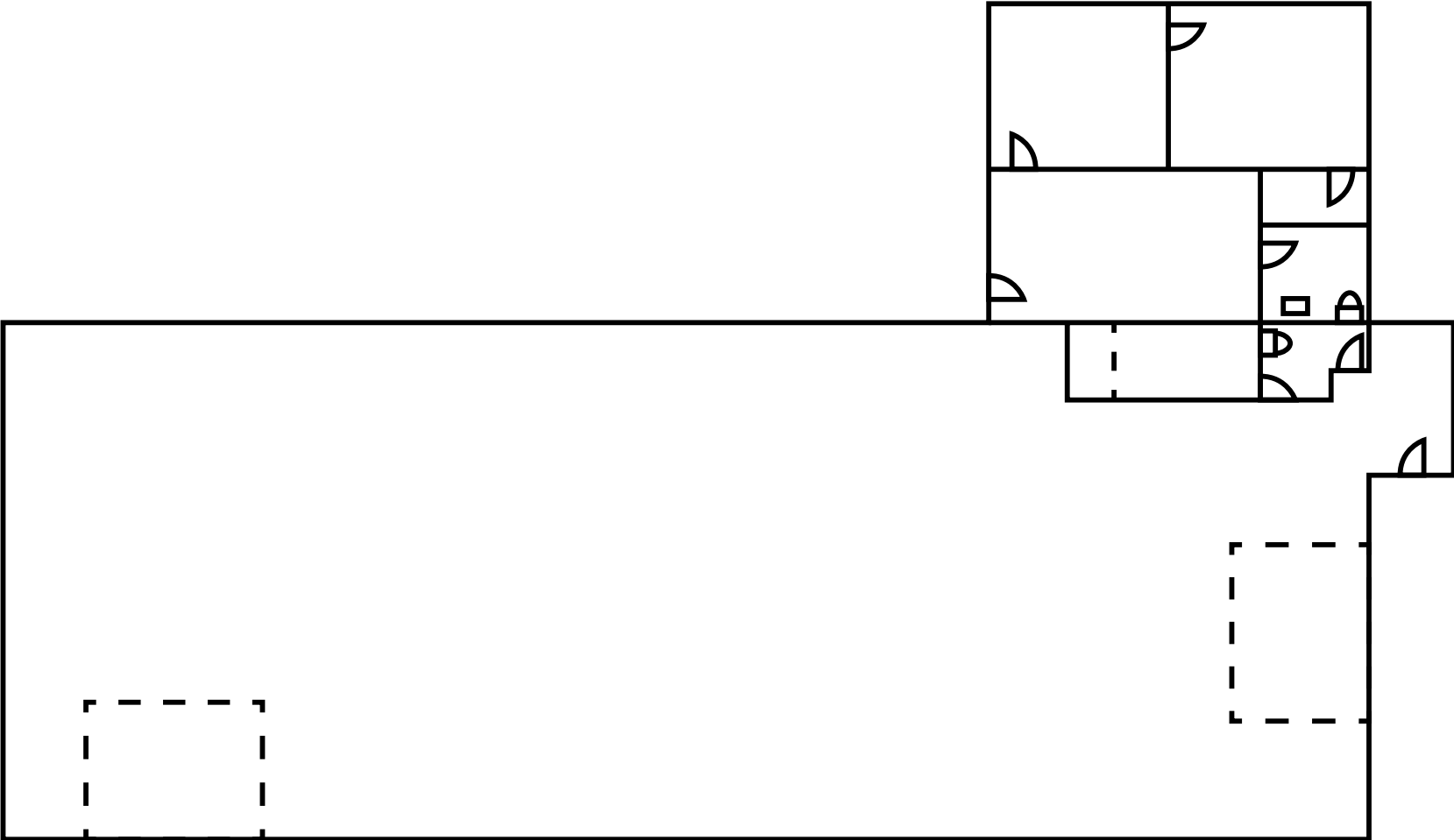
District	Bonnybrook
Zoning	Industrial Redevelopment (I-R)
Office Area	±900 SF
Shop Area	±4,000 SF
Total Available Area	±4,900 SF
Site Size	1.00 Acre
Ceiling Height	14' clear
Loading	1 (14' x 16') drive-in door 1 (12' x 16') drive-in door
Power	200 amps, 120 volt, 3 phase (TBV)
Lease Rate	Market
Op Costs (2025)	\$9.76 PSF
Availability	November 1, 2025

Comments

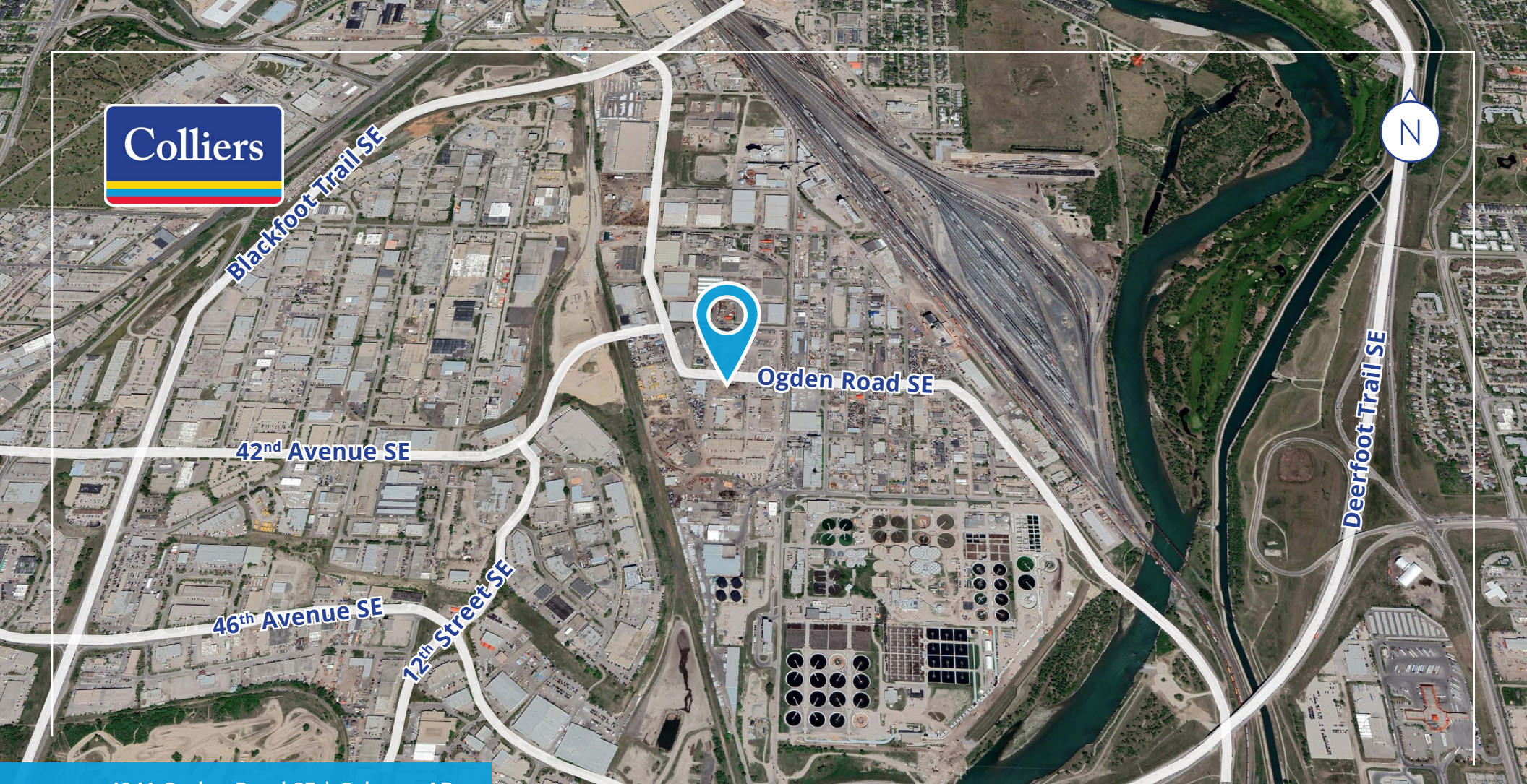
- Fully fenced & secure yard
- Direct exposure & access to Ogden Road
- Over 18,000 vehicles driving by daily
- Compact gravel yard
- Great access to Blackfoot Trail, Macleod Trail and Deerfoot Trail
- Central Calgary location close to major amenities



Floor Plan



Floor plan is approximate. Not to scale.



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