

2,250 sf

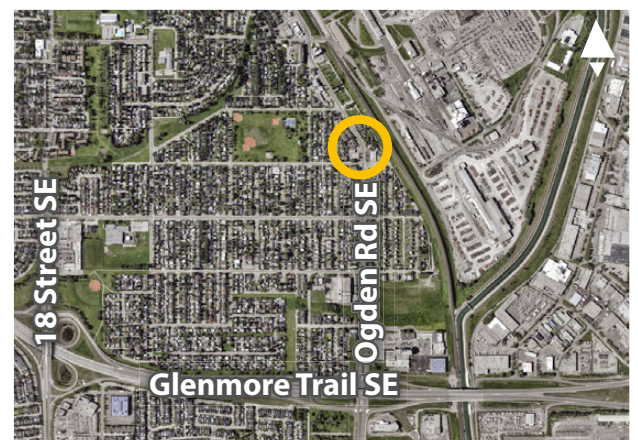
Free-standing Building



RETAIL BUILDING FOR SALE

7233 Ogden Road SE
Calgary

- » Great location on Ogden Road SE.
- » Free-standing building.
- » On-site parking.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

Area Demographics

(2 km radius)



Population
14,234



Median Age
42.5



Average Household Income
\$104,949



Current Consumption / Person



\$13,093
FOOD



\$4,860
HEALTH CARE



\$3,982
RECREATION



\$1,620
PERSONAL CARE



\$3,490
LIQUOR/TOBACCO



\$2,809
CLOTHING

Source: Statistics Canada



- » Access to major transit routes
- » High VPD count
- » Traditionally low-vacancy area.

SALE INFORMATION

ADDRESS: 7233 Ogden Road SE, Calgary

COMMUNITY: Ogden

LEGAL DESCRIPTION:
Plan 375 AM Block 4 Lots 15 & 16

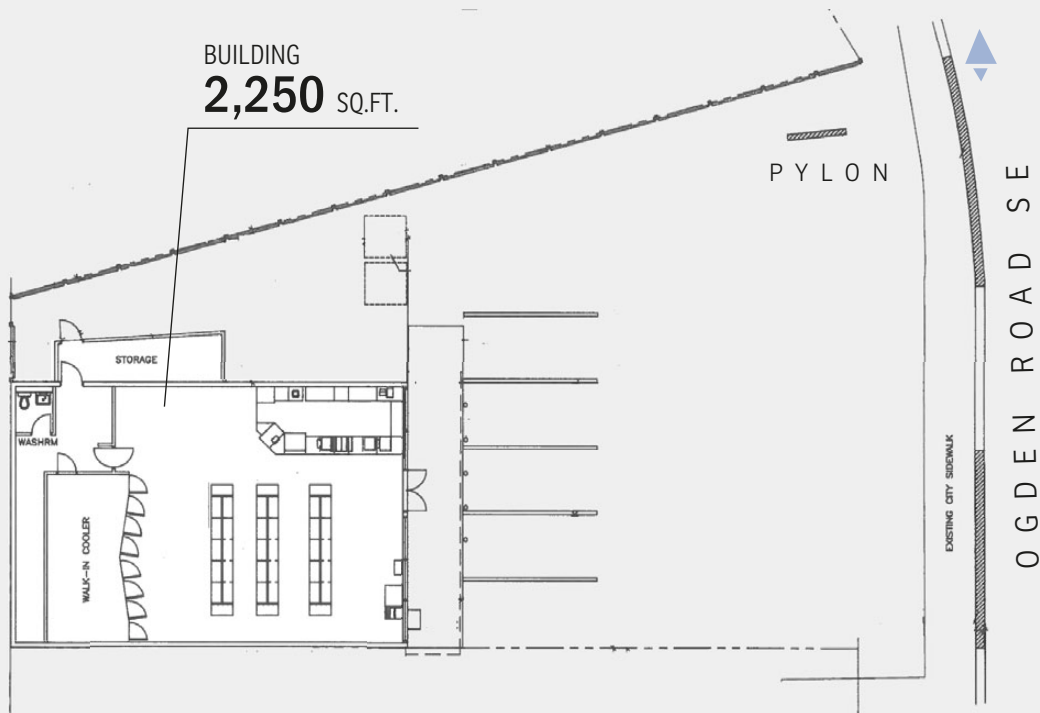
ZONING:
C-N2 Commercial – Neighbourhood 2

BUILDING AREA: 2,250 sq. ft.

SITE AREA: 7,939 sf (0.182 acres)

PARKING: 6 surface stalls

PRICE: Please contact



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LOCAL EXPERTISE MATTERS