

**AVISON
YOUNG**

For Sale

4312 Ogden Road SE
Calgary, AB

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4312

Ogden Road SE
Calgary, AB



Property Details

ADDRESS

4312 Ogden Road SE, Calgary, AB

UNIT

16 & 17

SIZE

~5,600 sf

ZONING

I-G Industrial – General

AVAILABLE

Immediately

SALE PRICE

\$750,000

PARKING

Ample surface parking

Property Highlights



PRIME LOCATION: Located on Ogden Road SE with quick access to Glenmore Trail, Deerfoot Trail, and major industrial corridors—just minutes to Downtown Calgary.



OFFICE CONDO OWNERSHIP: Second-storey industrial condo with drive-up access, low operating costs, and potential for prominent exterior signage.



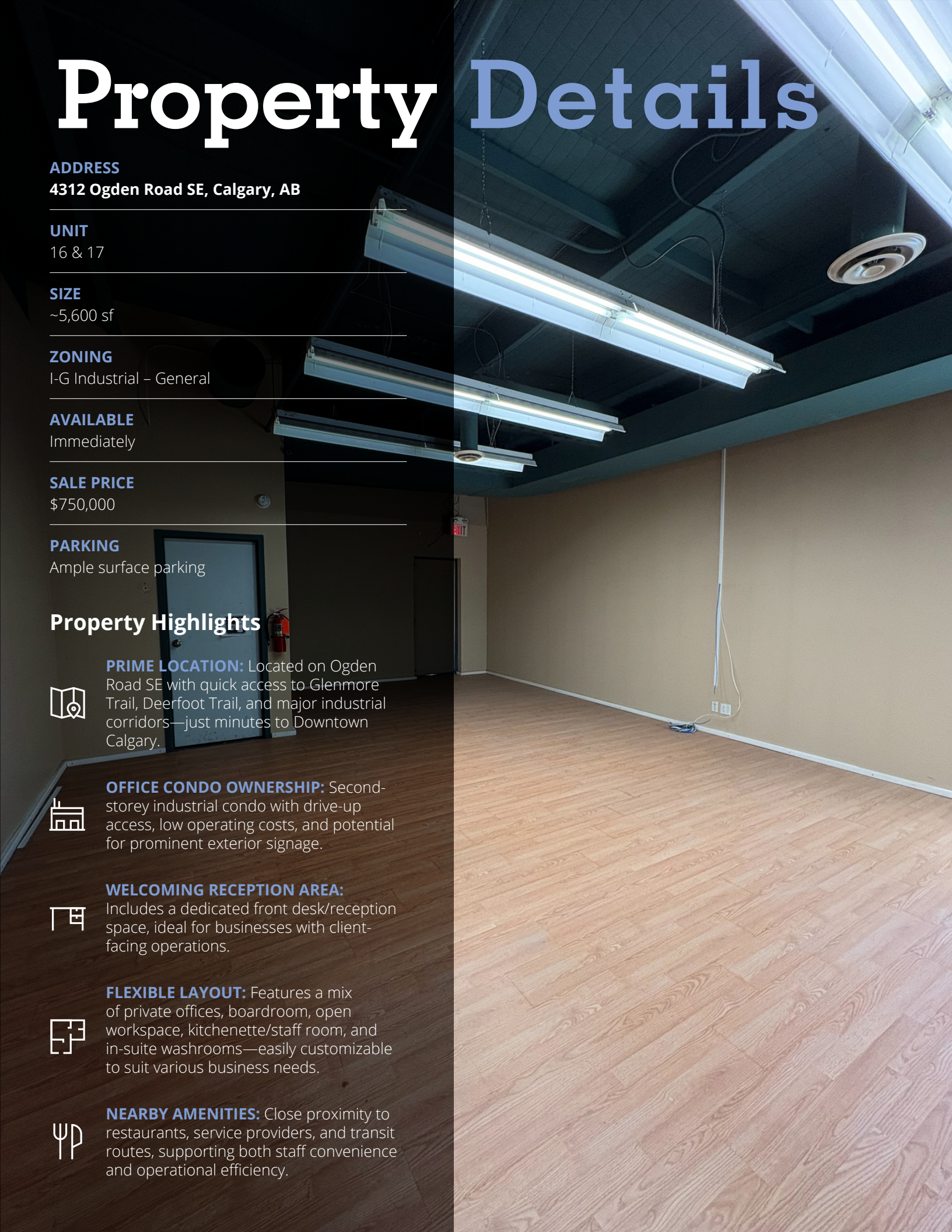
WELCOMING RECEPTION AREA: Includes a dedicated front desk/reception space, ideal for businesses with client-facing operations.

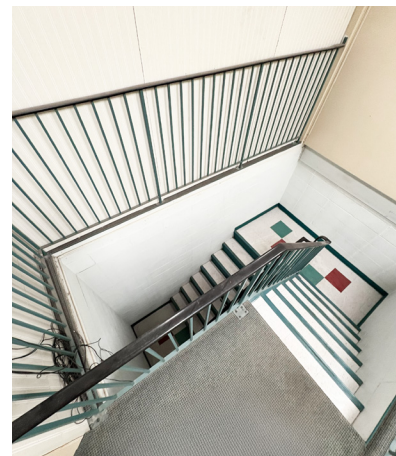


FLEXIBLE LAYOUT: Features a mix of private offices, boardroom, open workspace, kitchenette/staff room, and in-suite washrooms—easily customizable to suit various business needs.



NEARBY AMENITIES: Close proximity to restaurants, service providers, and transit routes, supporting both staff convenience and operational efficiency.





AVAILABILITY: 5,600 SF

±6 Offices

Large open area

Reception

In-suite washrooms

Kitchenette/staff room

Boardroom



1. Village Brewery
2. Crazy Horse Bar & Grill
3. Hungarian Deli
4. Denny's Restaurant
5. McDonald's
6. Divine Borritos

7. Subway
8. OPA! of Greece
9. Wendy's
10. Tim Hortons
11. Shell
12. Eggsmart

13

minute drive to
Chinook LRT Station

17

minute drive to
**Downtown
Calgary**

26

minute drive to
**Calgary International
Airport**



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We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

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