

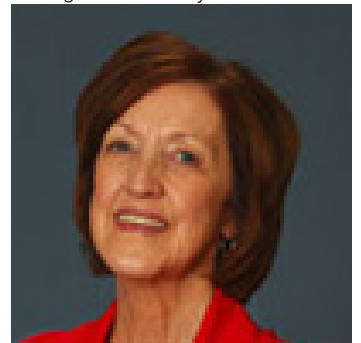


## 7003 Ogden Road Calgary Alberta

\$899,900

INCREDIBLE COMMERCIAL/RESIDENTIAL OPPORTUNITY. EXCELLENT EXPOSURE. NEAR GREEN LINE + WALKING DISTANCE TO PROPOSED STATION. UPDATED BUILDING INSIDE AND OUT. LIVE UPSTAIRS/WORK DOWNSTAIRS or LEASE OUT BOTH. Incredible opportunity for this mixed use commercial and residential building on a huge corner lot with CN-2 zoning. Easily accessed by major arteries of Ogden Road and 24th Street with a convenient paved parking lot. The updated exterior fits in perfectly in this neighbourhood which is undergoing many new development and revitalization projects. The ground level business is currently set up as a restaurant with over 1,090 sq. ft. that could include guest seating, an industrial kitchen, freezers, tons of storage and patron washrooms. Above are the living quarters boasting a living room and kitchen both with bright windows, 2 bedrooms, a 4-piece bathroom and over 790 sq. ft. of living space. Phenomenally located ensuring great visibility and a rare live/work environment or long term investment potential. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

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