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3628 BURNSLAND ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
31187


MLS ID:
A2236250

\$1,495,000



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 3628 Burnsland Road SE, Calgary , Alberta T2G 3Z2

Transaction Type For Sale	Days On Market 63	Zoning I-R
Subdivision Manchester Industrial	Building Type Office Building	Year Built 1961
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Legal Plan 0210563	Building Area (Sq. Ft.) 5503.00	Building Area (Sq. M.) 511.24
Inclusions n/a	Restrictions None Known	Reports Environmental Phase 1,RPR

Centrally Located Small Stand-Alone Building For Sale -Solid building capable of supporting a wide range of uses. -Excellent location within 5 minutes of Downtown Calgary & Chinook Mall. -5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage. -Ideal for light industrial, office, flex space, & supporting retail uses. -Formerly a photographic studio/office space. -Concrete ramp drive-in loading at the back of the building. -Opportunity for exterior building branding. -New roof & HVAC system installed in 2025. -Clean Phase 1 Environmental Site Assessment (2025). -4/5 parking stalls at front & 4/5 parking stalls directly behind building. -Free overflow street parking available.

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