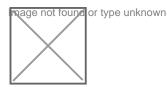


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3628 BURNSLAND ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 16189 MLS ID: A2015254

\$8,500



△ FLORENT BOLETINI

2 (403) 294-1500

□ CIR REALTY

403-294-1500

r<u>M</u>1

3628 Burnsland Road SE, Calgary , Alberta $\,$ T2G 3Z2 $\,$

Transaction Type Title Days On Market

For Lease Fee Simple 503

Year Built Lot Size (Acres) Lease Amount

1964 0.16 8500.00

Lease FrequencyLease TermZoningMonthlyNegotiableIR

Trogottable II.

SubdivisionBuilding TypeStructure TypeManchester IndustrialCommercial MixFlex

Property Type Property Sub Type Legal Plan

Commercial Industrial 0210563

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

6000.00 557.41 6889

Construction TypeRoofFoundationBrick, Wood FrameFlatPoured Concrete

Commercial Amenities Access to Property Inclusions

See Remarks

Accessible to Major Traffic Route,Back
Alley Access

RestrictionsReportsHeatingCall ListerCall ListerNatural Gas

This is a great Lease opportunity. Centrally located in the Manchester area one block off MacLeod Trail. Surrounded by breweries, this building has great finished and is a very versatile and unique space offering very comfortable office space with a combination of warehouse as well as some storage space in the lower level. The Landlord is offering a great gross rate(excluding utilities). Parking in front of the building as well as in the back. One drive in door with a concrete ramp. Tenant in place until December 31st 2023. Please note that purchase option is also available for \$1,296,000.00.

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