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## 3628 BURNSLAND ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
16189


**MLS ID:**  
A2015254

**\$8,500**



 **FLORENT BOLETINI**  
 (403) 294-1500

 **CIR REALTY**  
 403-294-1500

 3628 Burnsland Road SE, Calgary , Alberta T2G 3Z2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 503
<b>Year Built</b> 1964	<b>Lot Size (Acres)</b> 0.16	<b>Lease Amount</b> 8500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Zoning</b> IR
<b>Subdivision</b> Manchester Industrial	<b>Building Type</b> Commercial Mix	<b>Structure Type</b> Flex
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0210563
<b>Building Area (Sq. Ft.)</b> 6000.00	<b>Building Area (Sq. M.)</b> 557.41	<b>Lot Size (Sq. Ft.)</b> 6889
<b>Construction Type</b> Brick,Wood Frame	<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete
<b>Commercial Amenities</b> See Remarks	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	<b>Heating</b> Natural 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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