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## 3628 BURNSLAND ROAD SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26448


**MLS ID:**  
A2155944

**\$1,296,000**



 **FLORENT BOLETINI**  
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 CIR Realty  
 403-294-1500

 3628 Burnsland Road SE, Calgary , Alberta T2G 3Z2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 21	<b>Zoning</b> IR
<b>Subdivision</b> Manchester Industrial	<b>Building Type</b> Mixed Use	<b>Year Built</b> 1964
<b>Structure Type</b> Low Rise (2-4 stories)	<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>Footprint (Sq. Ft.)</b> 5500	<b>Construction Type</b> See Remarks	<b>Roof</b> Asphalt,Flat
<b>Foundation</b> Poured Concrete	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Paved Road,Public Transportation Nearby	<b>Inclusions</b> Reception Desk
<b>Restrictions</b> See Remarks	<b>Reports</b> Title	

Welcome to 3628 Burnsland Road S.E. Back on the market and Vacant for the first time in 20 years. This is an opportunity to own a stunning building in a very desirable area one block away from Macleod Trail within minutes to the Calgary Downtown. Perfect opportunity for an owner/user to call this building your business home. The space offers a beautifully finished office space and boasts two large offices at the front, a beautiful reception area, three smaller offices and a kitchenette in the interior. This space has two bathrooms and plenty of open bullpen space. The warehouse portion can easily be expanded or modified based on your needs. The concrete ramp makes loading and unloading easy from the back lane. This owner has maintained this gem of a building meticulously. The warehouse/ storage portion has an over head heater. This building also has approximately 1,000 sf of storage in the basement. This opportunity won't last too long. Book your viewing now.

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