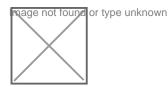


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3628 BURNSLAND ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26448

MLS ID: A2155944

\$1,296,000



△ FLORENT BOLETINI

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□ CIR Realty

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3628 Burnsland Road SE, Calgary, Alberta T2G 3Z2

Transaction Type

For Sale

Days On Market

21

Zoning

ΙR

Subdivision

Manchester Industrial

Building Type Mixed Use

Year Built

1964

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

0210563

Building Area (Sq. Ft.)

6000.00

Building Area (Sq. M.)

557.41

Footprint (Sq. Ft.)

5500

Construction Type

See Remarks

Roof

Asphalt,Flat

Access to Property

Accessible to Major Traffic Route, Back Alley Access, Front and Rear Drive access, Paved Road, Public

Transportation Nearby

Inclusions

Reception Desk

Restrictions See Remarks

Foundation

Poured Concrete

Reports 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

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.

boasts two large offices at the front, a beautiful reception area, three smaller offices and a kitchenette in the interior. This space has

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