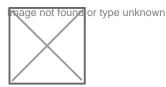


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3628 BURNSLAND ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29317

MLS ID: A2193635

\$15



**△** FLORENT BOLETINI

**2** (403) 294-1500

□ CIR Realty

**403-294-1500** 

rP.

3628 BURNSLAND Road SE, Calgary , Alberta  $\,$  T2G3Z2  $\,$ 

Transaction Type Days On Market Lease Amount

For Lease 115 15.00

Lease FrequencySubdivisionYear BuiltAnnuallyManchester Industrial1964

Structure Type Property Type Property Sub Type

Flex Commercial Mixed Use

Building Area (Sq. Ft.) Building Area (Sq. M.) Roof 6500.00 603.86 Flat

FoundationCoolingHeatingPoured ConcreteCentral AirNatural Gas

Inclusions Restrictions Reports

N/A Call Lister Environmental Phase 1,Floor Plans,Title

This meticulously maintained building can be the new home for your business. This location is so central only one block away from Macleod trail and a few blocks from the downtown core. The space offers opportunity for various uses comprising of a combination of offices, warehouse and storage spaces. This gem of a building has a new roof and a new HVAC system installed in February 2025. Parking for a minimum of 6 vehicles available in front and the rear of the building with ample street parking close by. Five (5) or Ten (10) year Lease Term available. PURCHASE OPTION AVAILABLE (call for more information). No lockbox for access. Listing REALTOR® to be present for all tours at the owners request.

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