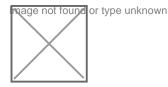


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3628 BURNSLAND ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31187

MLS ID: A2236250

\$1,495,000



[△] JEFF KEET

CDN Global Advisors Ltd.

403-531-4336

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

Transaction Type

For Sale

Zoning

I-R

Subdivision

Manchester Industrial

Building Type

Office Building

Year Built

1961

Structure Type

Property Type

Property Sub Type

Commercial Office Legal Plan 0210563

Industrial

Building Area (Sq. Ft.)

Building Area (Sq. M.)

5503.00

511.24

Inclusions n/a

Restrictions None Known

Reports

Environmental Phase 1,RPR

Centrally Located Small Stand-Alone Building For Sale -Solid building capable of supporting a wide range of uses. -Excellent location within 5 minutes of Downtown Calgary & Chinook Mall. -5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage. -Ideal for light industrial, office, flex space, & supporting retail uses. -Formerly a photographic studio/office space. -Concrete ramp drive-in loading at the back of the building. -Opportunity for exterior building branding. -New roof & HVAC system installed in 2025. -Clean Phase 1 Environmental Site Assessment (2025). -4/5 parking stalls at front & 4/5 parking stalls directly behind building. -Free overflow street parking available.

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