# \$1,495,000 - 3628 Burnsland Road Se, Calgary

MLS® #A2236250

#### \$1,495,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

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.



### **Essential Information**

MLS® # A2236250 Price \$1,495,000

Bathrooms 0.00 Acres 0.00 Year Built 1961

Type Commercial

Sub-Type Office Status Active







## **Community Information**

Address 3628 Burnsland Road Se

Subdivision Manchester Industrial

City Calgary
County Calgary

Province Alberta

Postal Code T2G 3Z2

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 124

Zoning I-R

## **Listing Details**

Listing Office CDN Global Advisors Ltd.

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