



MIXED USE INDUSTRIAL BUILDING 3624 Burnsland Road SE, Calgary, AB

FOR SALE

PROPERTY HIGHLIGHTS

- 10,800 Sq.Ft. freestanding two-storey Industrial building for sale or lease in Manchester Industrial park. Main floor with 9' ceilings, drive in and dock loading, second floor with developed offices.
- 5,400 Sq.Ft. main floor, separated in two bays
- 5,400 Sq.Ft. second floor, currently separated in 8 units
- 50' x 140' lot, alley at rear
- One drive in and one dock door (11' x 8' door on ramp, 8' x 9' door on 28" dock)
- 6000 Sq.Ft. in 8 offices leased out on short term leases

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	3624 Burnsland Road SE, Calgary, AB
LEGAL ADDRESS:	Plan 0210563, Block 9, Lot 51
SIZE:	10,800 Sq.Ft. (+/-)
PARKING:	Ample surface parking
ZONING:	IR (Industrial Redevelopment)
POSSESSION:	60 days
PROPERTY TAXES:	\$24,000.00
PURCHASE PRICE:	\$1,800,000.00

MORE INFORMATION

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