



GRASSROOTS
REALTY GROUP

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**3628 Burnsland Road SE
Calgary, Alberta**

MLS # A2236250



\$1,495,000

Division: Manchester Industrial

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,503 sq.ft.

Zoning: I-R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

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.