



**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.