

FREESTANDING BUILDING
OFFICE/WAREHOUSE
// 5,053 SF Main Level
± 1,061 SF Bonus Basement

FOR SALE

3628 Burnsland Road SE, Calgary, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



Permitted Uses with IR Zoning Includes:

- Office or Flex Office.
- Light Industrial Uses & Storage.
- Retail & Services.
- Catering Services.
- Studio space.

PROPERTY OVERVIEW

Address:	3628 Burnsland Road SE
District:	North Manchester Industrial
Zoning:	Redevelopment (I-R)
Main Level:	5,503 SF
(Primarily open office space with dedicated storage)	
Bonus Storage Area:	1,061 SF (Basement)
Assessed Value (2025):	\$1,520,000.00



- Small stand-alone building available in the Central Market.
- New roof & HVAC system installed in 2025.
- Concrete ramp drive-in loading at the back of the building.
- Ideal for office, light industrial, & supporting retail uses.
- Formerly a photographic studio/office space.
- Opportunity for exterior building branding.
- Clean Phase 1 Environmental Site Assessment (2025).
- Solid well maintained stand alone capable of supporting a wide range of uses.
- Free street parking available.
- Available on a 'For Lease' basis.

Asking Price:	\$1,495,000.00
Property Taxes (est. 2025):	\$ 34,790.00
Clear Height:	± 9 - 10 FT
Power:	200A / 250V (TBV)
Drive-In Loading:	Concrete ramp w/ 8'X8' door
Parking Stalls:	4-5 in front, plus 4-5 at back
Availability:	Immediately (vacant possession)

INTERIOR FEATURES //



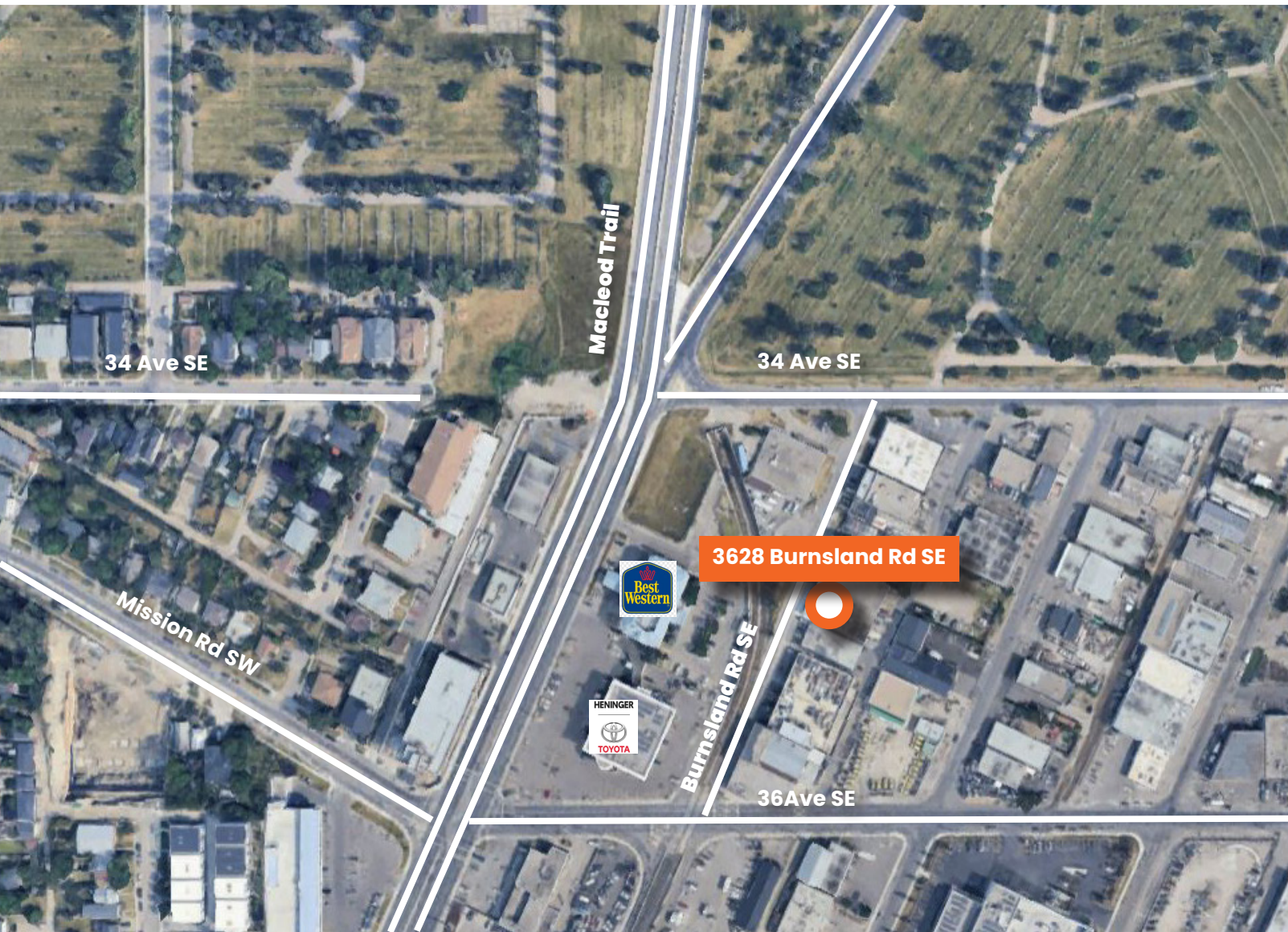
EXTERIOR FEATURES //



LOCATION

Located in SE Calgary, North Manchester Industrial, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Heninger Toyota, Heninger Service Centre, Banded Peak Brewing, Cabin Brewing Company, The Bolt Supply House Ltd., and many others.**



Drive Times:

Downtown: **5 minutes**
Chinook Centre: **5 minutes**
Stoney Trail SE: **19 minutes**
Calgary Airport: **21 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

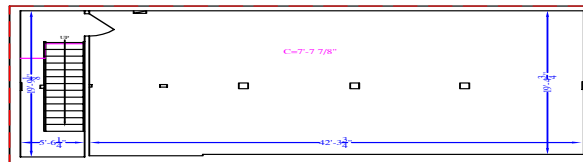


fuel / charging stations

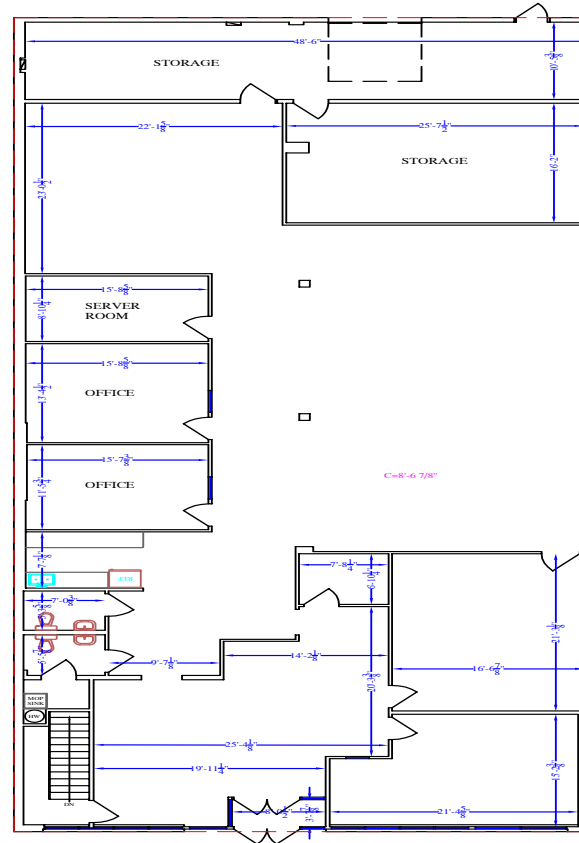


Bus / Train Routes

FLOOR PLANS



LOWER LEVEL FLOOR PLAN
AREA=1,061.4 SQ.FT.



MAIN FLOOR PLAN
AREA=5,503.8 SQ.FT.

Total floor plan area is 5,053 SF, primarily open office space with storage and bonus storage 1,061 SF (Basement).



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