

NOW FOR SALE OR LEASE

5721 BURBANK ROAD SE

Calgary, AB



Lead Agents:

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**±6,184 SF CENTRALLY LOCATED
INDUSTRIAL CONDO**



PROPERTY DETAILS

Legal Description:	Condo Plan 1910608, Unit 16
District:	Burns Industrial Park
Zoning:	I-G (Industrial General)
Total Area:	± 6,184 sf
Office Area:	± 1,500 sf (main floor) ± 1,500 sf (second floor)
Warehouse Area:	± 3,184 sf
Loading:	1 (10' x 12') ramped drive-in door
Ceiling Height:	18'
Power:	100A, 120/208V (TBV)
Parking:	4 designated stalls plus visitor parking

SALE/LEASE PARTICULARS

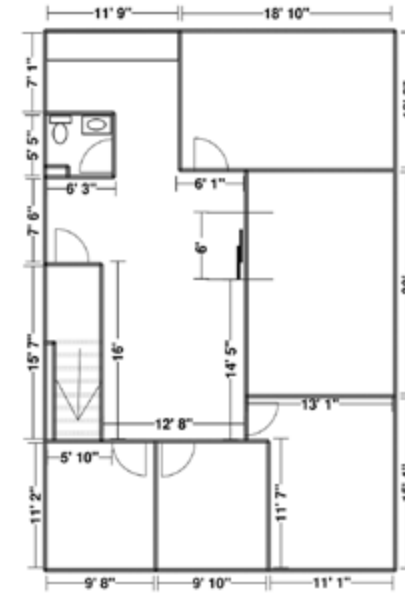
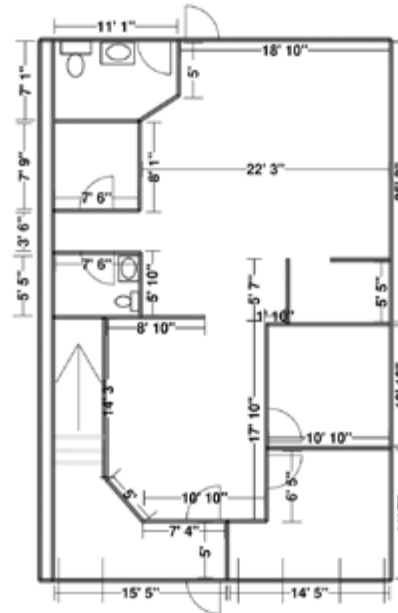
Asking Price:	\$1,475,000 NOW \$1,359,000
Property Taxes (2024):	\$23,091.82
Condo Fees (2024):	\$1,006.47 per month
Asking Lease Rate:	Market
Op. Costs (2024):	\$5.95 psf
Lease Term/Demise:	Landlord will consider flexible term lengths and different demising options subject to deal terms
Availability:	Immediately

HIGHLIGHTS

- Rare, centrally located industrial condominium
- Recent improvements in 2019 include: office build-out with vestibule and separate entrance to 2nd floor, updated facade, new furnace, building systems, air handling and exterior doors/windows
- LED lighting in warehouse
- Approved for automotive related use
- Good access onto Blackfoot and Glenmore Trail
- Many nearby amenities including Deerfoot Meadows and CF Chinook Centre



FLOOR PLAN

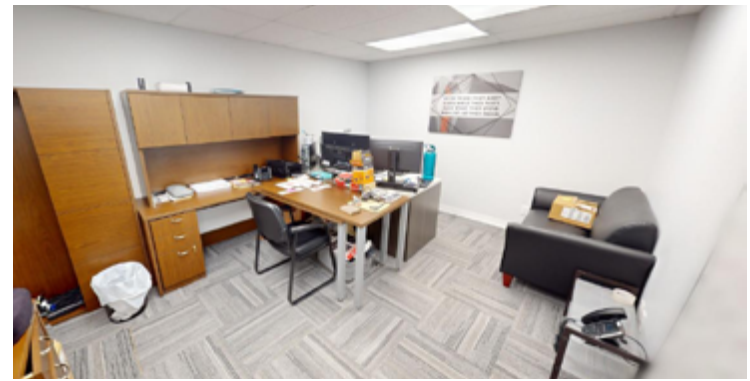


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VIRTUAL TOUR



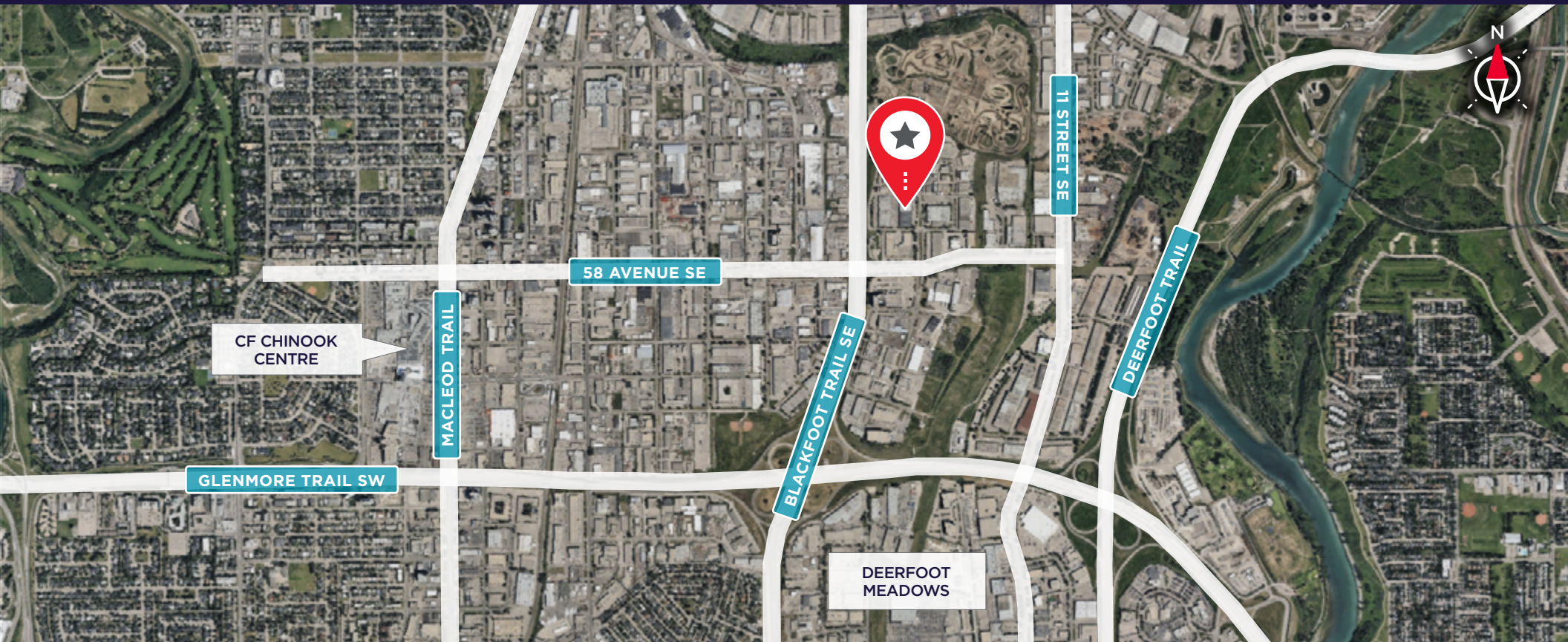


MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS

LOCATION MAP



For more information, please contact:

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