

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

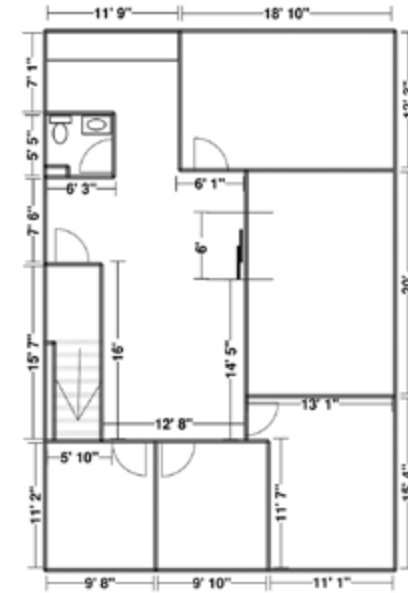
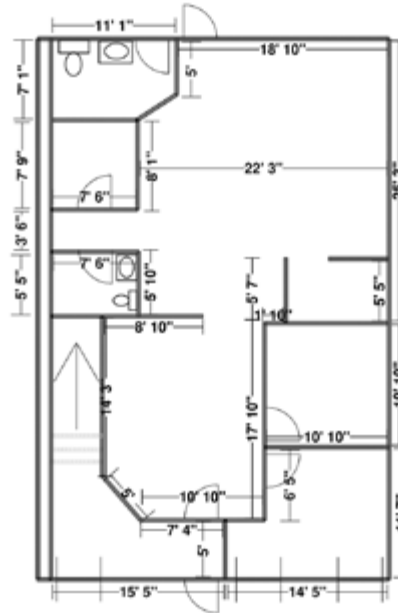
Asking Price:	\$1,285,000
Property Taxes (2024):	\$23,091.82
Condo Fees (2024):	\$1,006.47 per month
Asking Lease Rate:	Market
Op. Costs (2024):	\$5.95 psf
Lease Term/Demise:	Landlord will consider flexible term lengths and different demising options subject to deal terms
Availability:	Immediately

## HIGHLIGHTS

- Rare, centrally located industrial condominium
- Recent improvements in 2019 include: office build-out with vestibule and separate entrance to 2<sup>nd</sup> 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



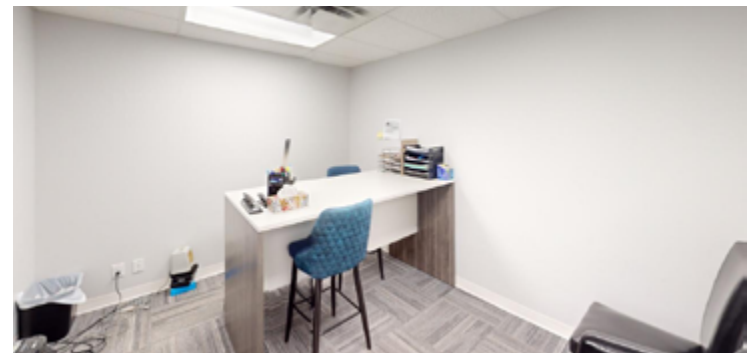
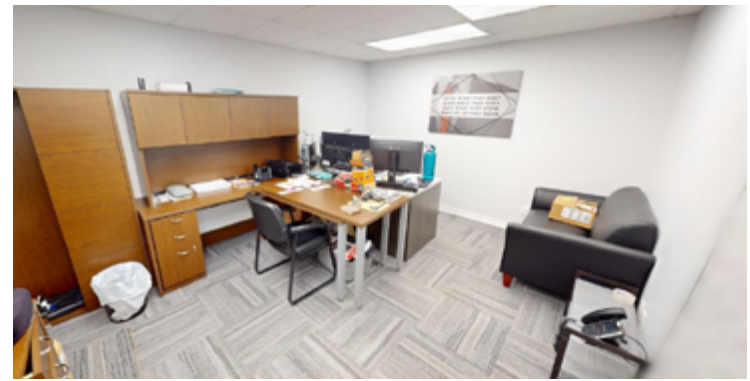
Click to View  
**VIRTUAL TOUR**



\*Not to scale, not exactly as shown.

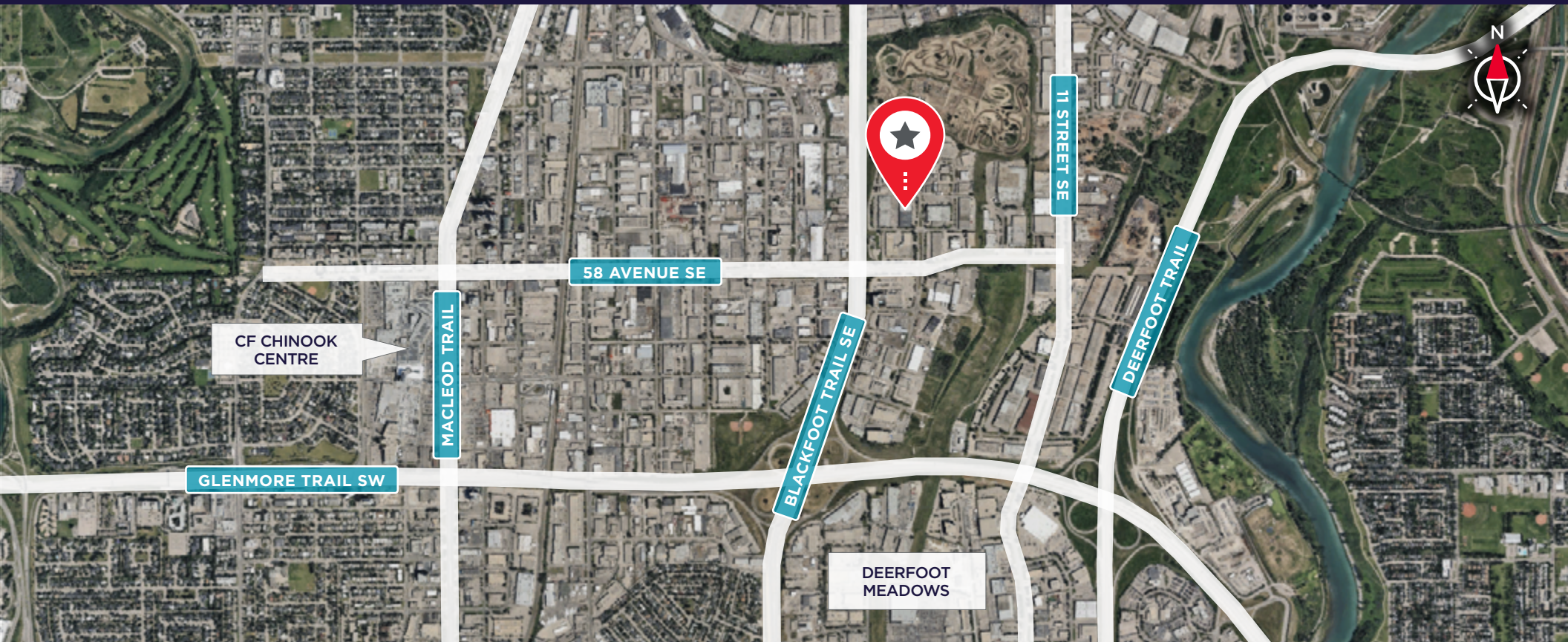


**MAIN FLOOR PHOTOS**



**SECOND FLOOR PHOTOS**

# LOCATION MAP



**For more information, please contact:**

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