

# FOR SALE

±6,184 SF CENTRALLY LOCATED INDUSTRIAL CONDO



**FURTHER PRICE REDUCTION**

**CORE BUSINESS PARK BURBANK**  
**5721 BURBANK ROAD SE**  
CALGARY, AB

**Lead Agents:**

**ZACK DARRAGH**  
zack.darragh@cushwake.com

**BRAD PILLING**  
brad.pilling@cushwake.com

# PROPERTY DETAILS

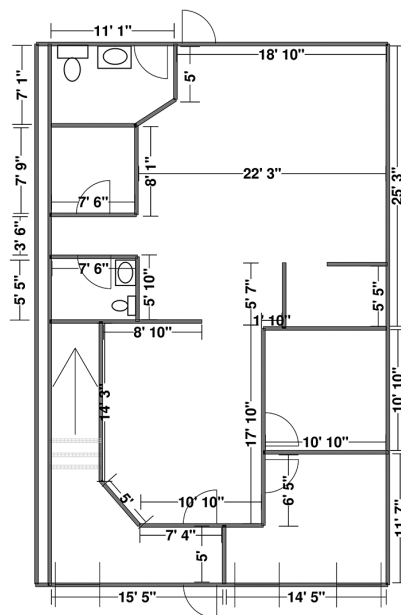
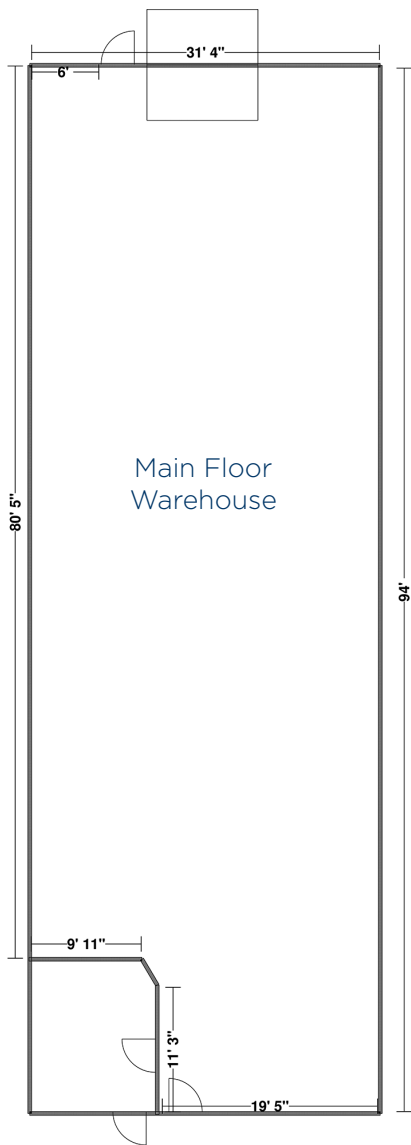
Legal Description:	Condo Plan 1910608, Unit 16
District:	Burns Industrial Park
Zoning:	I-G (Industrial General)
Total Area:	± 6,184 sf
Office Area:	± 1,500 sf (main floor) ± 1,500 sf (second floor)
Warehouse Area:	± 3,184 sf
Loading:	1 (10' x 12') ramped drive-in door
Ceiling Height:	18'
Power:	100A, 120/208V (TBV)
Parking:	4 designated stalls plus visitor parking
Asking Price:	<del>\$1,475,000</del> <b>NOW \$1,359,000</b>
Property Taxes (2024):	\$23,091.82
Condo Fees (2024):	\$1,006.47 per month
Availability:	Immediately

## Highlights

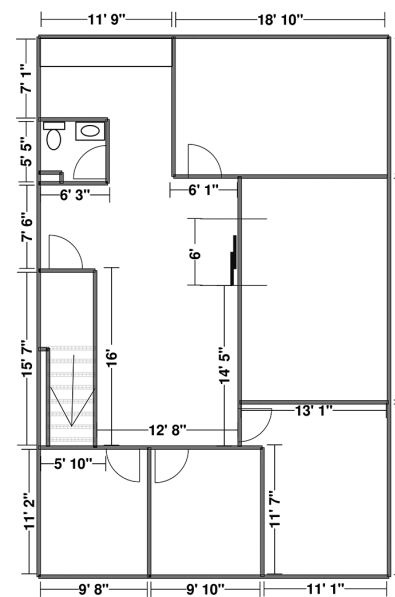
- Rare, centrally located industrial condominium
- Recent improvements in 2019 include: office build-out with vestibule and separate entrance to 2<sup>nd</sup> floor, updated facade, new furnace, building systems, air handling and exterior doors/windows
- LED lighting in warehouse
- Approved for automotive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



# FLOOR PLAN



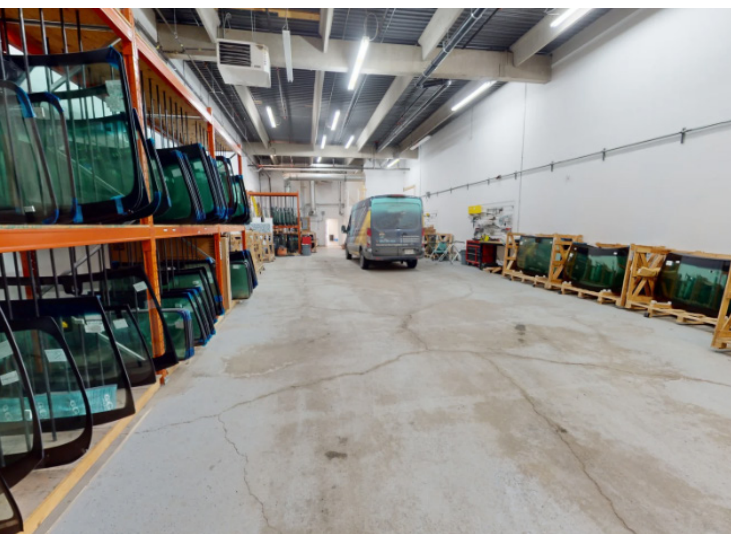
Main Floor Office



Second Floor Office

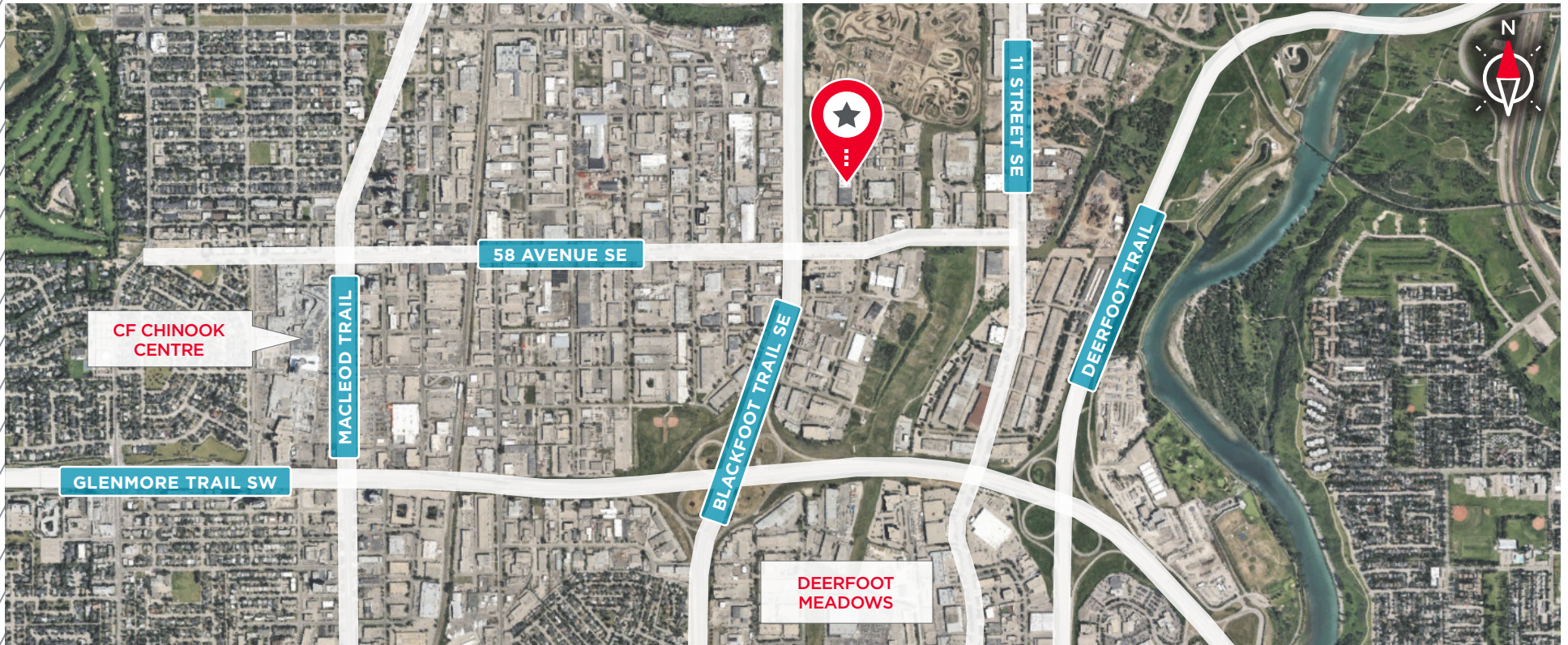
\*Not to scale, not exactly as shown.

Click to View  
**VIRTUAL TOUR**



**PHOTOS**

# LOCATION MAP



**ZACK DARRAGH**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1120  
C: 587 437 2595  
zack.darragh@cushwake.com

**BRAD PILLING**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1121  
C: 403 880 1419  
brad.pilling@cushwake.com

**BRENT JOHANNESSEN**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1116  
C: 403 589 8600  
brent.johannesen@cushwake.com

**JORDAN LEBLANC**  
Associate Vice President  
Industrial Sales & Leasing  
D: 403 261 1166  
C: 403 660 5141  
jordan.leblanc@cushwake.com

**SAM HURL**  
Associate  
Industrial Sales & Leasing  
D: 403 261 1115  
C: 403 630 7215  
sam.hurl@cushwake.com



**CUSHMAN & WAKEFIELD ULC**  
250 - 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com