

SALE/LEASE

±10,800 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3624 Burnsland Road SE, Calgary, AB

MIXED-USE INDUSTRIAL BUILDING

Property Highlights

- Owner-User opportunity with revenue.
- Two 2,700 SF industrial units can be combined for total of 5,400 SF
- 5,400 SF comes with 8 non-conforming residential units on second-floor and is fully leased.
- One drive-in door and one dock loading



403.930.8180



www.lizotterealestate.com



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Calgary, AB | T2H 2S3



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Mixed-Use Industrial Building

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Property Information

Municipal Address: 3624 Burnsland Road SE, Calgary, AB

Legal Address: Plan 0210563 Block 9 Lot 51

Building Size: 10,800 Sq. Ft. (+/-)

Zoning: I-R

Parking: 5 on-site, 5 street

Power: 400 amp, 120/208 Volt

Ceiling Height: 14'

Loading: 1 Dock, 1 Grade

Possession: Immediate/negotiable

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Purchase Price: 2,400,000.00

Lease Rate: \$14.00/Sq. Ft.

Contact

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