

**PRICE REDUCED**



**4,672 SF CENTRALLY LOCATED CONDO UNIT WITH DOCK LOADING**

**FOR SALE**  
**5723 BURBANK ROAD SE**  
CALGARY, AB





# 5723 BURBANK ROAD SE

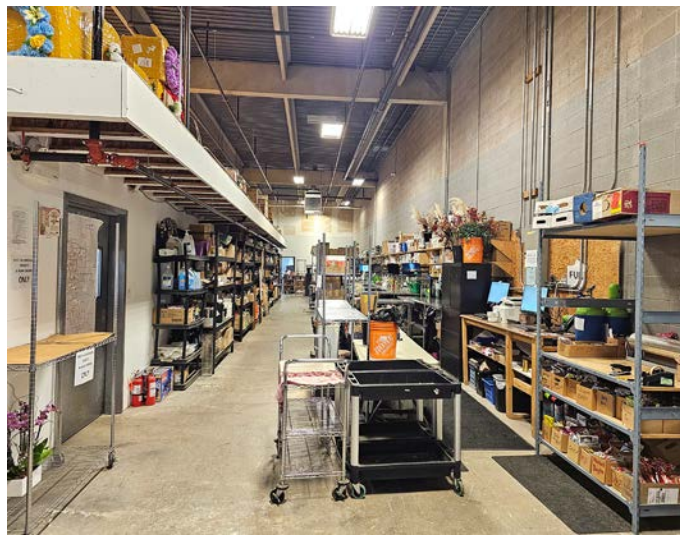
## CALGARY, AB

### Property Details

|                    |   |
|--------------------|---|
| District:          | Burns Industrial Park                         |
| Legal Description: | Condo Plan 1910608, Unit 17                   |
| Zoning:            | I-G (Industrial General)                      |
| Available Area:    | ± 4,672 sf                                    |
| Office Area:       | ± 1,120 sf                                    |
| Warehouse Area:    | ± 3,552 sf                                    |
| Loading:           | 1 (11' x 12') dock door                       |
| Ceiling Height:    | 18'   |
| Power:             | TBV   |
| Asking Price:      | <del>\$1,375,000</del> <b>NOW \$1,310,000</b> |
| Property Taxes:    | \$22,871.89 (2024)                            |
| Condo Fees:        | \$1,056.79 per month (2024)                   |
| Available:         | 60 days notice                                |

### Comments

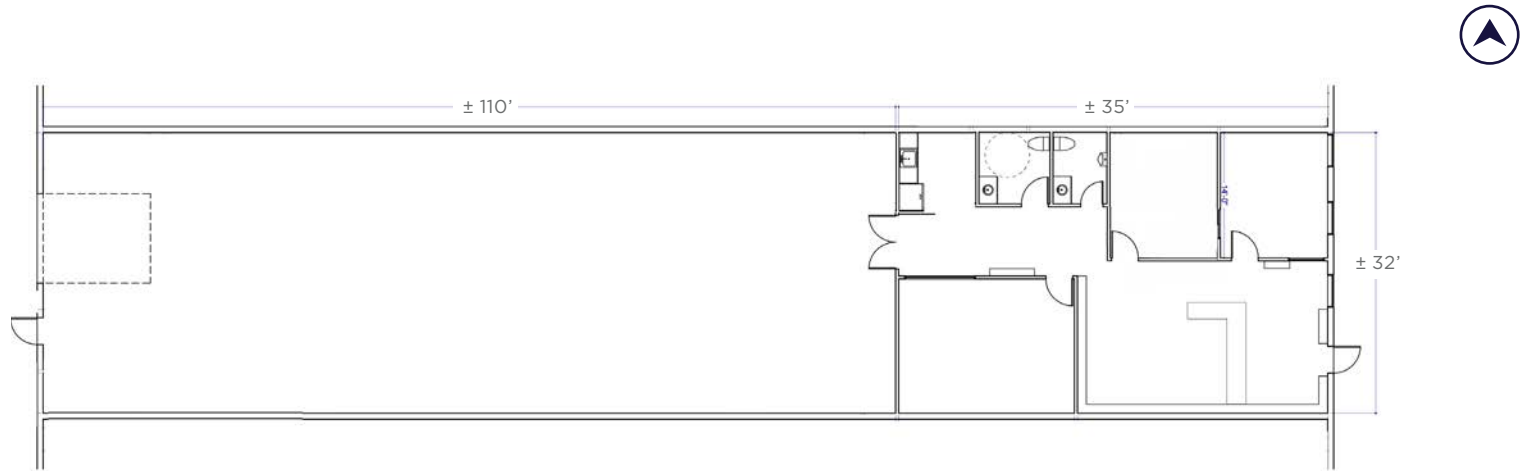
- Rare, centrally located industrial condominium with dock loading
- Recent improvements including a new roof, sprinkling system, fascia, windows and doors, warehouse lighting and signage
- Many nearby amenities including CF Chinook Centre and Deerfoot Meadows
- Quality office improvements
- 4 designated parking stalls plus visitor parking
- Good access onto Blackfoot, Glenmore and Deerfoot Trails
- Cooler can be made available at extra cost
- **Can be combined with adjacent unit for a total of 9,249 sf**



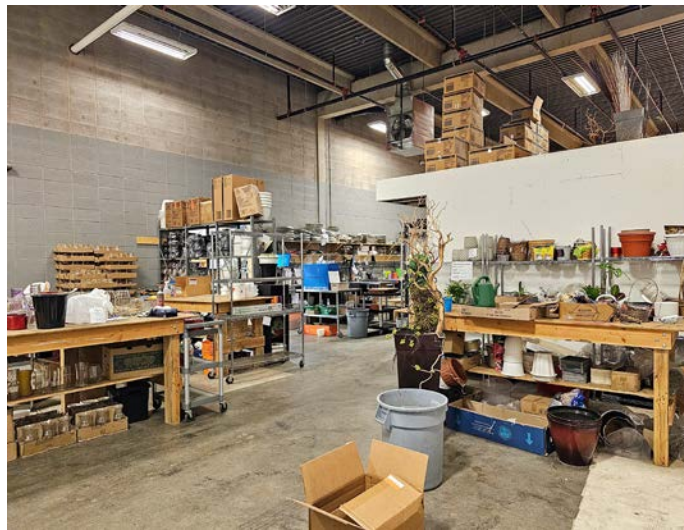
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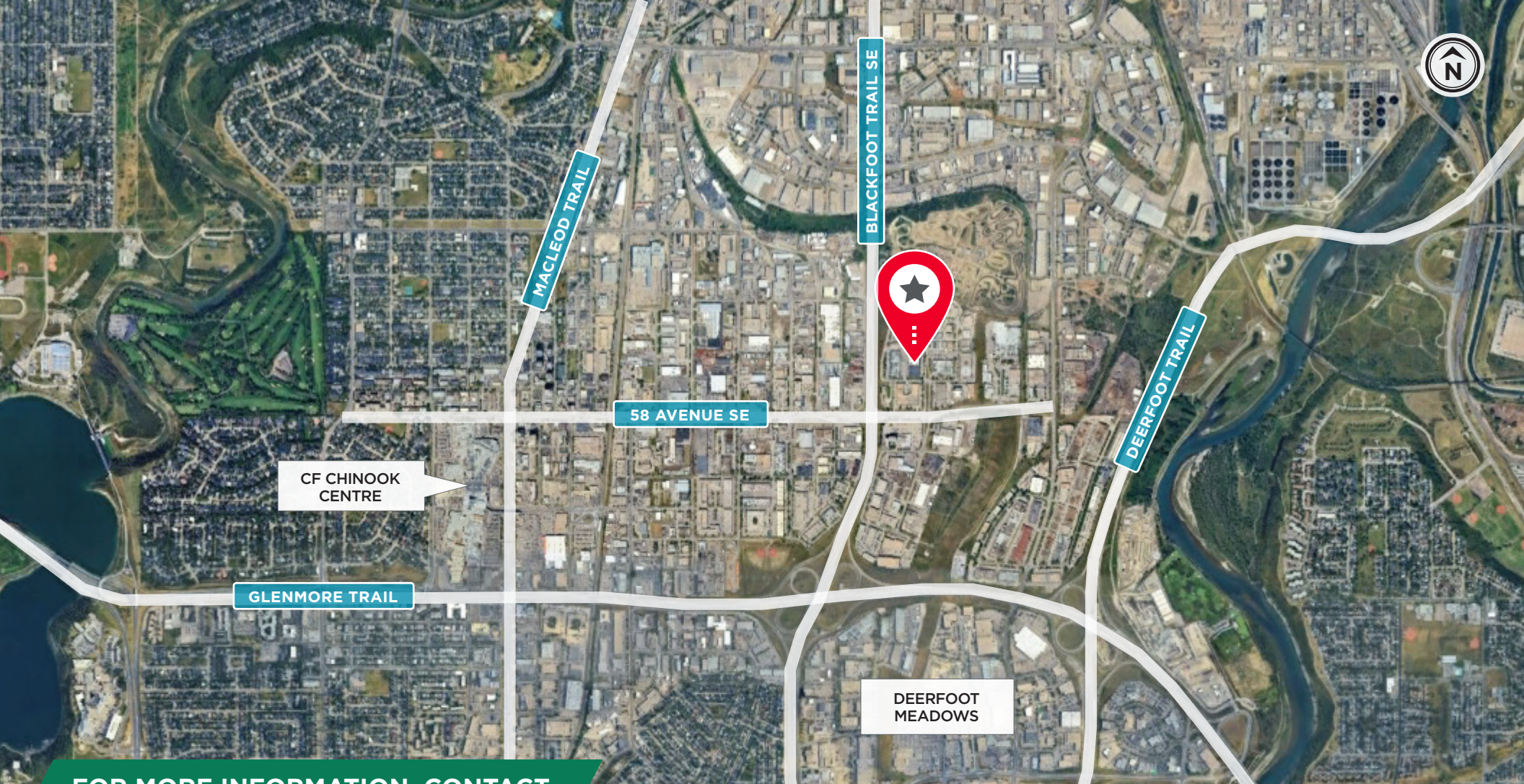
### Floor Plan



\*Not to scale, not exactly as shown.







## FOR MORE INFORMATION, CONTACT

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