

**PRICE REDUCED**



**4,577 SF CENTRALLY LOCATED CONDO UNIT WITH DOCK LOADING**

**FOR SALE**

**5725 BURBANK ROAD SE**

**CALGARY, AB**





# 5725 BURBANK ROAD SE

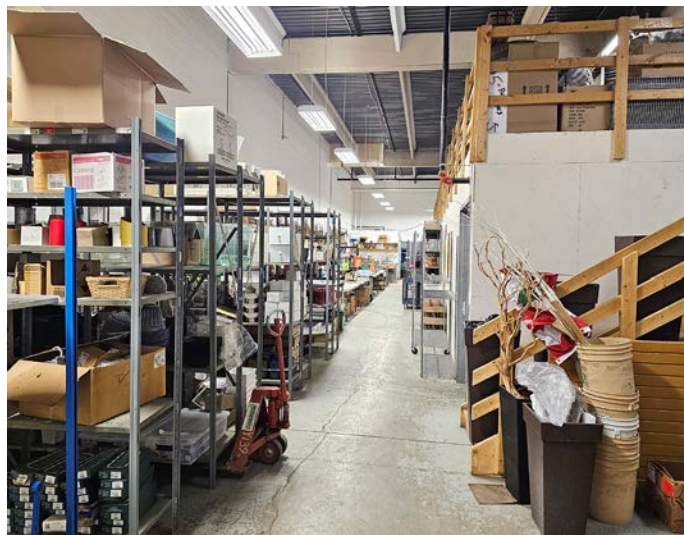
## CALGARY, AB

### Property Details

District:	Burns Industrial Park
Legal Description:	Condo Plan 1910608, Unit 18
Zoning:	I-G (Industrial General)
Available Area:	± 4,577 sf
Office Area:	± 1,536 sf
Warehouse Area:	± 3,041 sf
Loading:	1 (10' x 12') dock door
Ceiling Height:	18'
Power:	TBV
Asking Price:	<del>\$1,350,000</del> <b>NOW \$1,281,500</b>
Property Taxes:	\$22,871.89 (2024)
Condo Fees:	\$1,056.79 per month (2024)
Available:	60 days notice

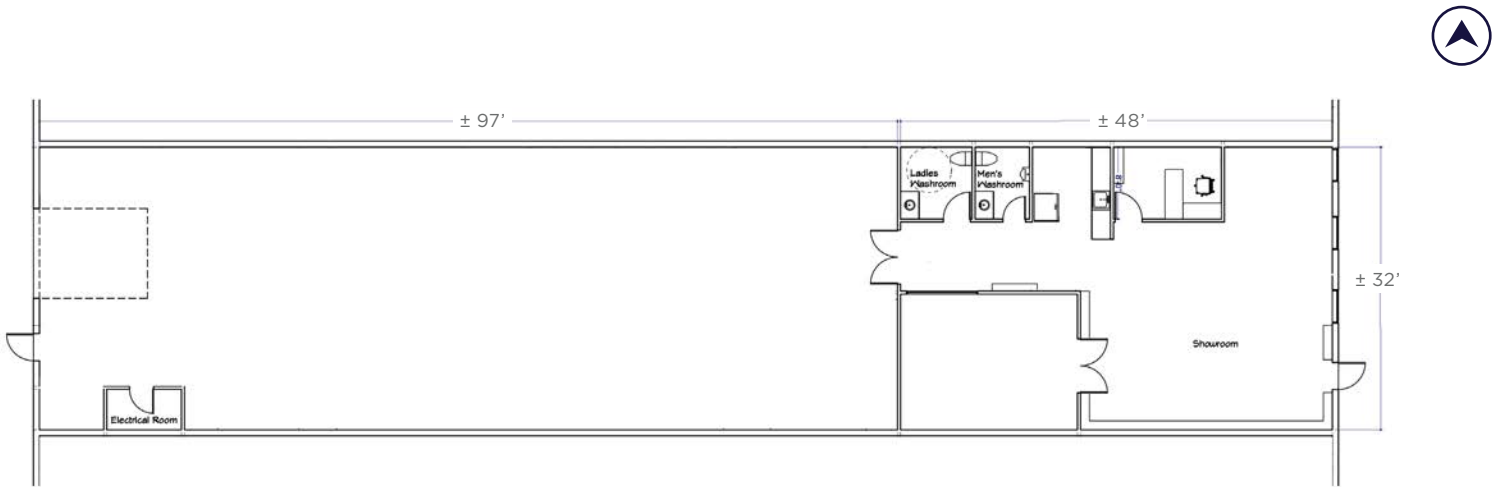
### Comments

- 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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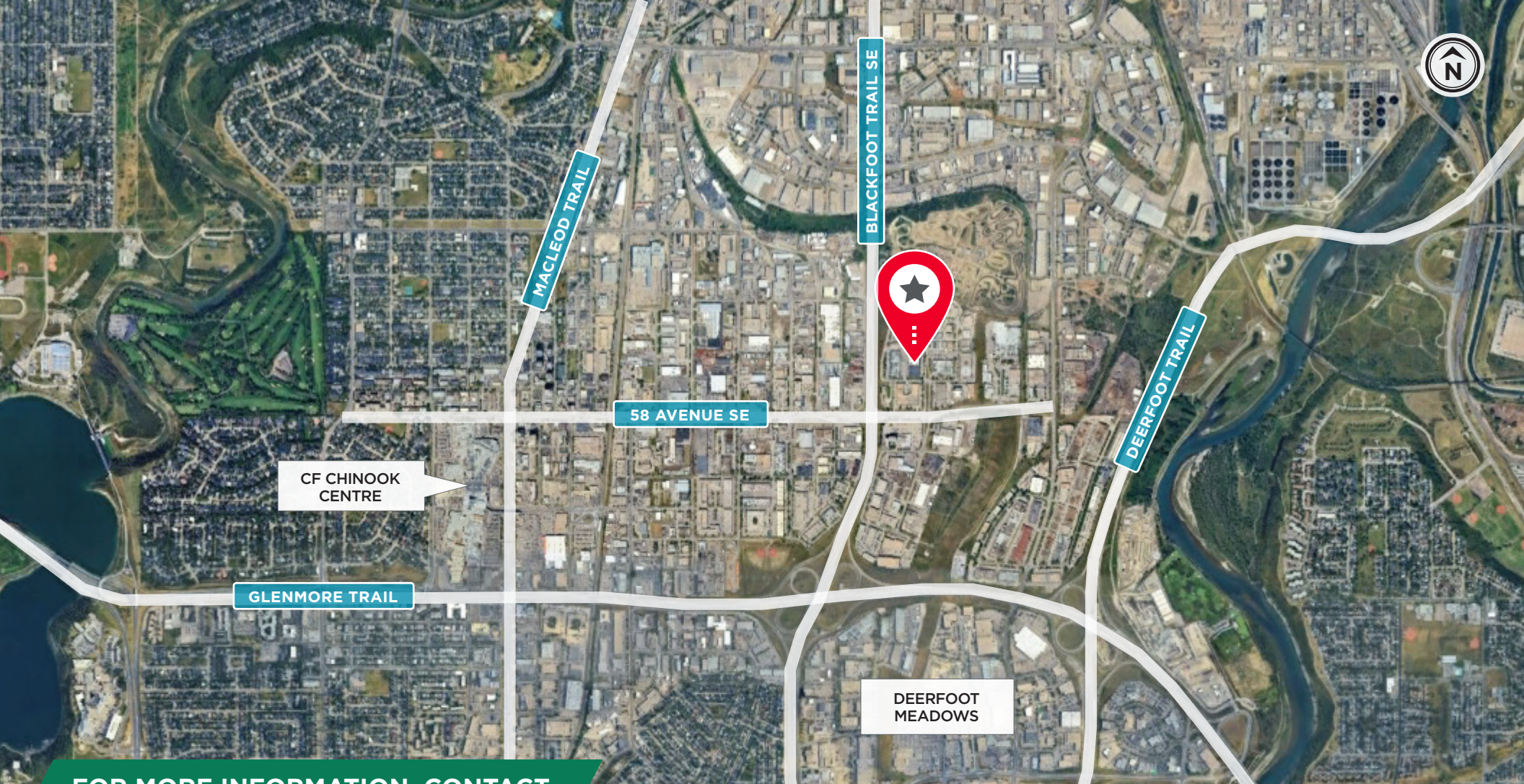
Floor Plan



\*Not to scale, not exactly as shown.







## FOR MORE INFORMATION, CONTACT

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