

### **FOR SALE** 5723 Burbank Road SE

Calgary, AB



### **Property Facts**

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 ± 3,552 sf

1 (11' x 12') dock door Loading

**Ceiling Height** 18' TBV Power

### Sale Particulars

**Asking Price** \$1,375,000

**Property Taxes** \$22,871.89 (2024)

**Condo Fees** \$1,056.79 per month (2024)

Available 60 to 90 days notice

### **Comments**

- Rare, centrally located industrial condominium with dock loading
- Recent improvements including a new roof, sprinkling system, facia, 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 units for a total of 15,433 sf, 10,856 sf or 9,249 sf

### **Sean Ferguson**

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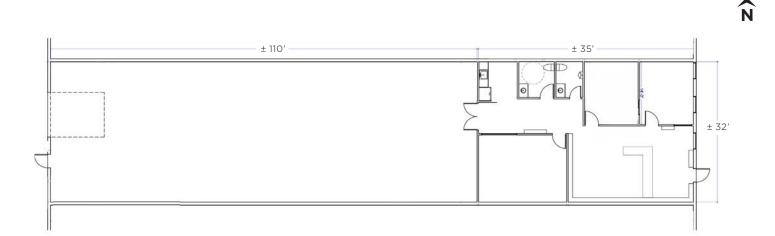


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### Floor Plan



\* Not to scale, not exactly as shown

### **Location Map**



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