

FOR SALE OR LEASE

5731 BURBANK ROAD SE

CALGARY, AB



Lead Agents:

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**±12,276 SF CENTRALLY LOCATED
INDUSTRIAL CONDO**



PROPERTY DETAILS

Legal Description:	Condo Plan 1910608, Units 21 & 22
District:	Burns Industrial Park
Zoning:	I-G (Industrial General)
Available Area:	± 12,276 sf
Office Area:	± 2,489 sf
Warehouse Area:	± 9,787 sf
Loading:	1 (10' x 12') dock door 1 (10' x 16') dock door 1 (10' x 12') ramped drive-in door
Ceiling Height:	18'
Power:	200A, 208V (TBV)
Parking:	11 designated stalls plus visitor parking (TBV)

SALE/LEASE PARTICULARS

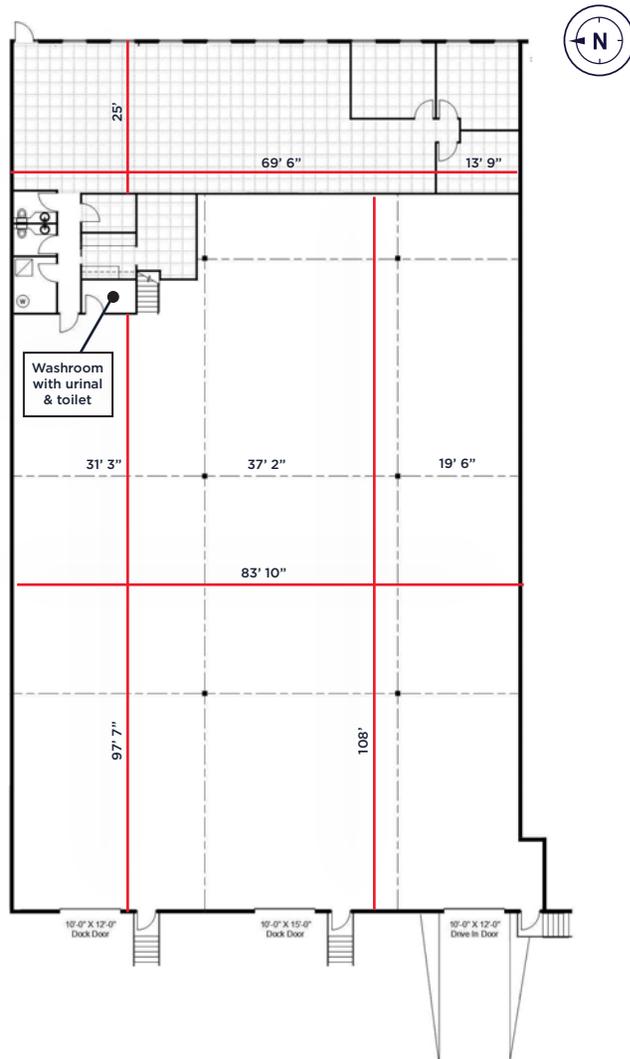
Asking Price:	\$2,950,000 (\$240 psf)
Property Taxes (2024):	\$47,118.30
Condo Fees (2024):	\$2,806.31 per month
Asking Lease Rate:	\$14.00 psf
Op. Costs (2024):	\$6.58 psf
Availability:	Immediately

HIGHLIGHTS

- Rare, centrally located industrial condominium
- Recent improvements in 2019 include: updated facade, new exterior doors/windows, new electrical panels and new unit heaters
- Large marshalling area that accommodates 53' trailers
- Good access onto Blackfoot and Glenmore Trail
- Many nearby amenities including Deerfoot Meadows and CF Chinook Centre
- Two dock doors and one drive-in loading door



FLOOR PLAN



*Not to scale, not exactly as shown.



Office



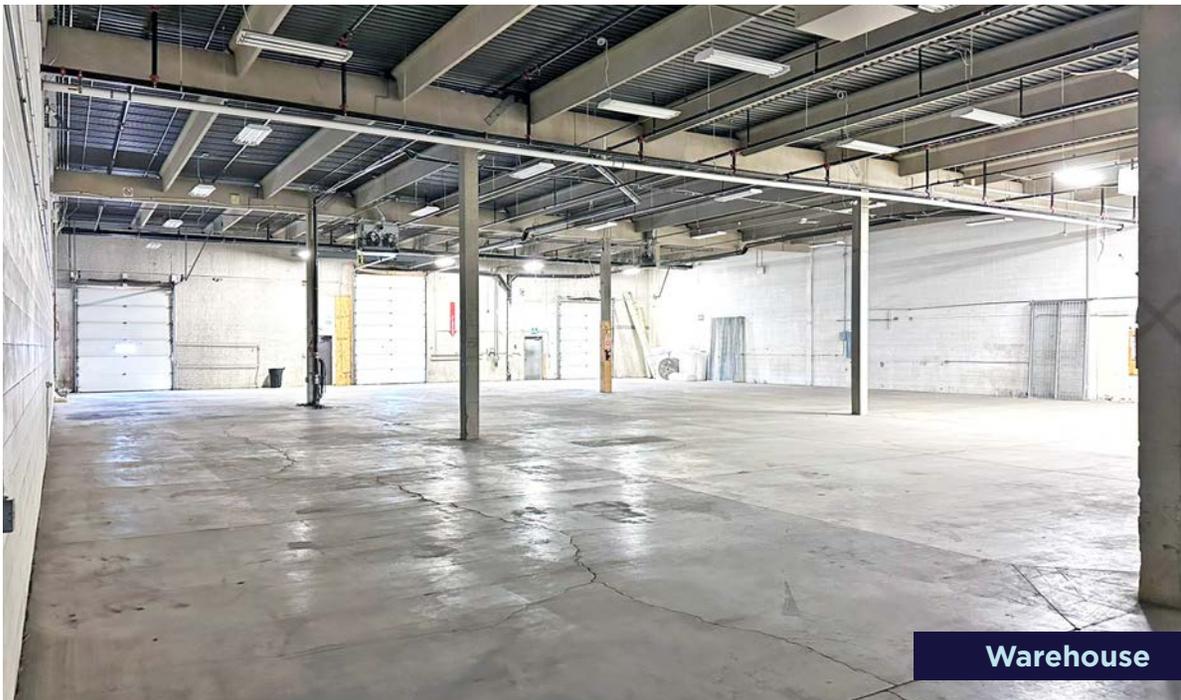
Office



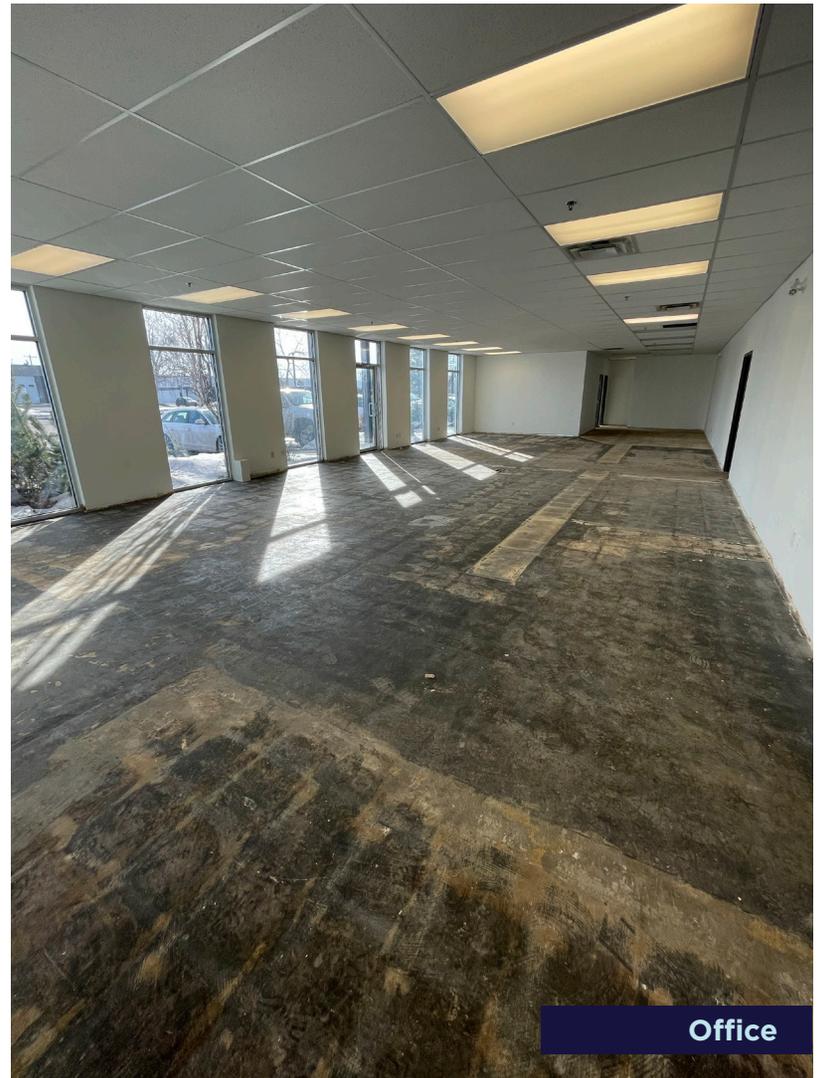
Kitchenette



Washroom

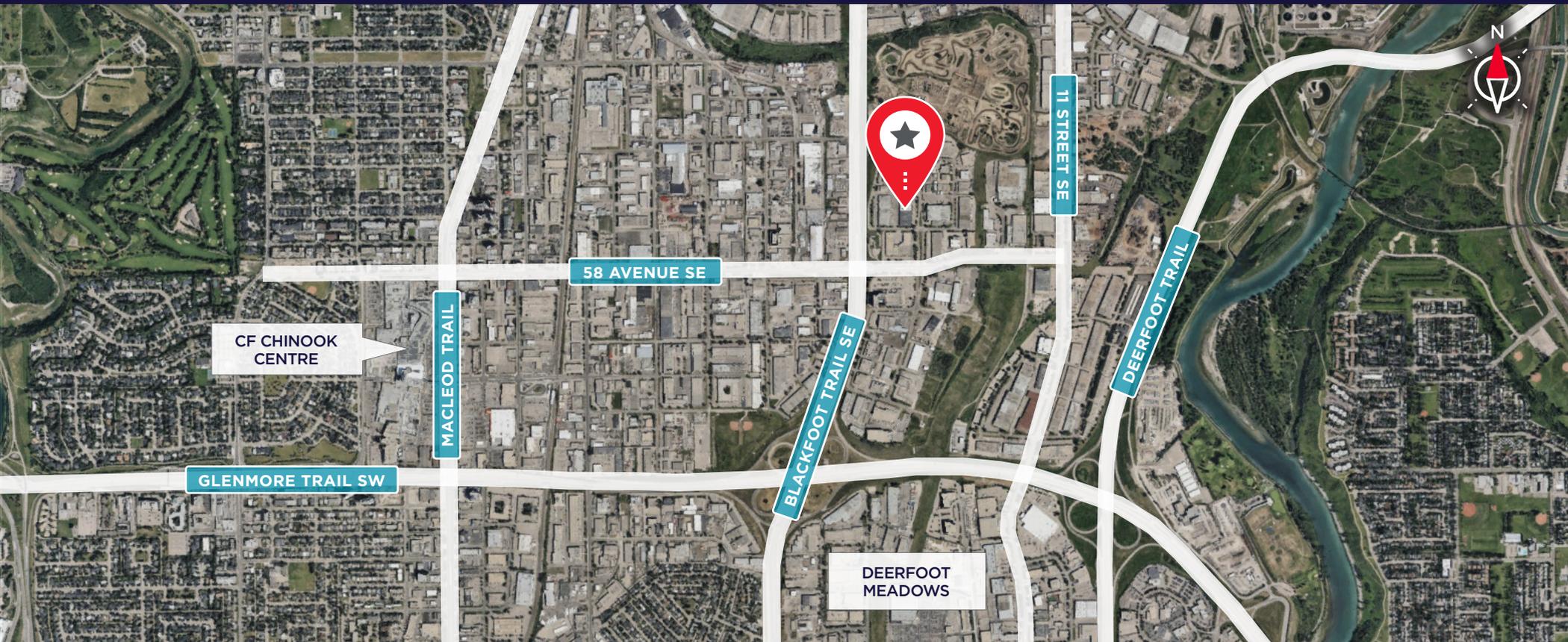


Warehouse



Office

LOCATION MAP



For more information, please contact:

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