



3628 Burnsland Road SE, Calgary, Alberta - \$1,495,000



Main Photo

Property Description

Centrally Located Small Stand-Alone Building For Sale

- Solid building capable of supporting a wide range of uses.
- Excellent location within 5 minutes of Downtown Calgary & Chinook Mall.
- 5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage.
- Ideal for light industrial, office, flex space, & supporting retail uses.
- Formerly a photographic studio/office space.
- Concrete ramp drive-in loading at the back of the building.
- Opportunity for exterior building branding.
- New roof & HVAC system installed in 2025.
- Clean Phase 1 Environmental Site Assessment (2025).
- 4/5 parking stalls at front & 4/5 parking stalls directly behind building.
- Free overflow street parking available.

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