

\$1,699,500 - 3610 Burnsland Road Se, Calgary

MLS® #A2043581

\$1,699,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

Industrial building for sale in the community of Manchester Industrial with excellent exposure to Macleod Trail.

The building in its current configuration has 2,007 Sq. Ft. of main floor office/showroom space, an additional 800 Sq. Ft. of dedicated second floor office and 2,793 Sq. Ft. of warehouse for a total of 5,600 Sq. Ft.

The warehouse Sq. Ft. could be increased, and the office showroom could be decreased by approximately 400 Sq. Ft. with the removal of a raised floor in the office show room area.

The building has excellent access with an 8' x 8' drive in loading door at the front and another 10' W x 12' H drive in overhead door at the rear which is accessed through a 1,500 Sq. Ft. (+/-) fenced yard. There is room for 5 parking stalls at the front of the property and additional parking at the rear in the 1,500 Sq. Ft. fenced yard.

There is excellent service and utilities to the building with Telus fiber optic high speed internet and 800 AMPs of power. The building is equipped with Make Up Air, Heat and AC distributed throughout and the entire building is fully sprinklered!

With the current infrastructure and IR zoning the building is well suited for a number of commercial uses which include but are not



limited to the following: Auto Service “ Major or Minor, Recreation Vehicle Service, General Industrial “ Light or Medium, Indoor Recreation Facility, Instructional Facility, Kennel, Office, Auction Market, Print Centre, Child Care Service, Dry-cleaning and Fabric Care Plant, Protective and Emergency Service, Catering Service “ Major or Minor, Brewery, Winery and Distillery.

Built in 1975

Essential Information

MLS® #	A2043581
Price	\$1,699,500
Sold Price	\$1,550,000
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	3610 Burnsland Road Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3Z2

Amenities

Parking Spaces	5
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Interior

Heating	Make-up Air
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Additional Information

Date Listed	April 27th, 2023
Date Sold	March 6th, 2024

Days on Market	314
Zoning	I-R
HOA Fees	0.00

Listing Details

Listing Office MANCHESTER PROPERTIES INC.

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