\$1,495,000 - 3628 Burnsland Road Se, Calgary

MLS® #A2236250

\$1,495,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

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.



Essential Information

MLS® # A2236250 Price \$1,495,000

Bathrooms 0.00 Acres 0.00 Year Built 1961

Type Commercial

Sub-Type Office Status Active







Community Information

Address 3628 Burnsland Road Se

Subdivision Manchester Industrial

City Calgary
County Calgary

Province Alberta

Postal Code T2G 3Z2

Additional Information

Date Listed July 2nd, 2025

Days on Market 107

Zoning I-R

Listing Details

Listing Office CDN Global Advisors Ltd.

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