

**MANCHESTER**  
PROPERTIES INC.

**OFFERED AT**  
**\$1,699,500**

Excellent exposure  
to Macloed Trail

Drive In  
Loading Bay

5,600 sq.ft.

# FREE STANDING INDUSTRIAL BUILDING

*FOR SALE*

3610 Burnsland Road SE  
CALGARY, AB T2G 3Z2

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**JIM EDWARDSON**  
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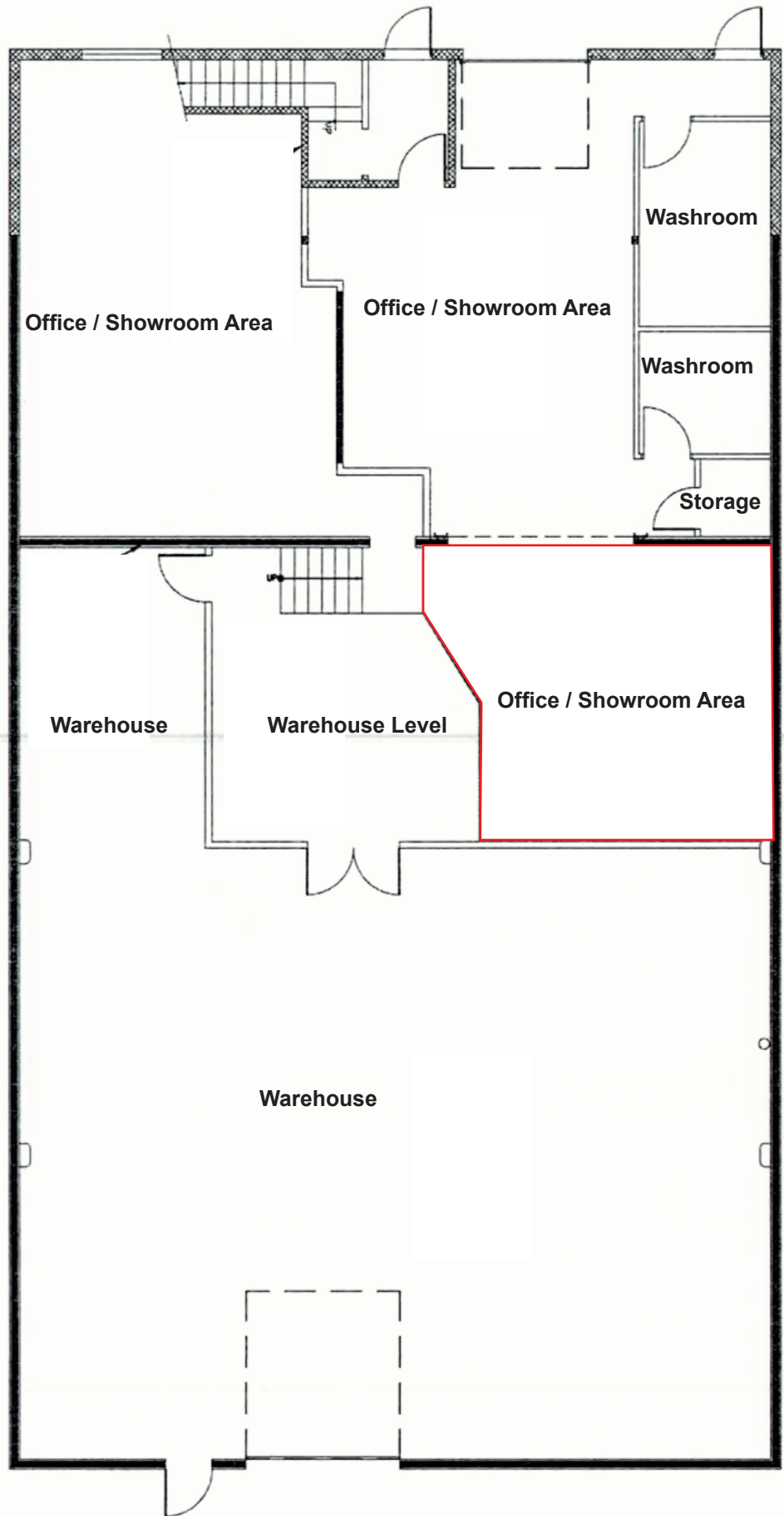




\*All lines are approximate

<b>Office/Showroom:</b>	2,007 Sq. Ft. (+/-)	<b>Power:</b>	800 Amp
<b>Warehouse:</b>	2,793 Sq. Ft. (+/-)	<b>HVAC:</b>	MUA, RTU, AC for entire building...
<b>Main Floor Total:</b>	4,800 Sq. Ft. (+/-)	<b>Sprinklers:</b>	Entire Building
<b>2nd Floor Office:</b>	800 Sq. Ft. (+/-)	<b>Zoning:</b>	I-R
<b>Total Building:</b>	5,600 Sq. Ft. (+/-)	<b>Year Built:</b>	1975 - Extensive Renos in 2017
<b>Loading:</b>	8' W x 8' H at front & 10' W x 12' H at rear.	<b>Property Tax:</b>	\$22,281.18 (2022)
<b>Parking:</b>	5 Stalls at front & Fenced Yard at rear.	<b>Sale Price:</b>	\$1,699,500.00
<b>Ceiling Height:</b>	13' (+/-) In warehouse		

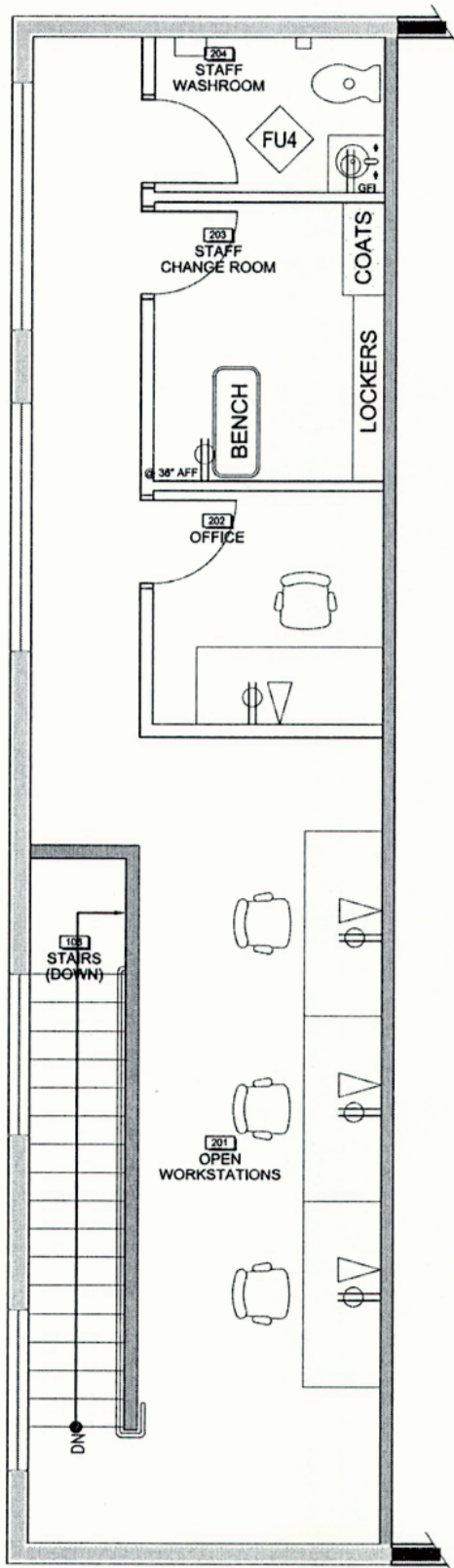
The warehouse Sq. Ft. could be increased, and the office showroom could be decreased by approximately 400 Sq. Ft. with the removal of a raised floor in the office show room area. With the current infrastructure and IC zoning the building is well suited for a number of commercial uses which include but 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.



The Area outlined in red was originally warehouse, but was renovated with a raised floor to increase the office size. This could be removed to increase the size of the warehouse by approximately 400 Sq. Ft. (+/-) for a total of 3,200 Sq. Ft. (+/-) of warehouse.







PROJECT NORTH



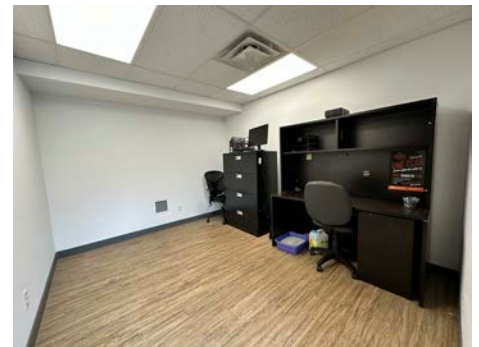
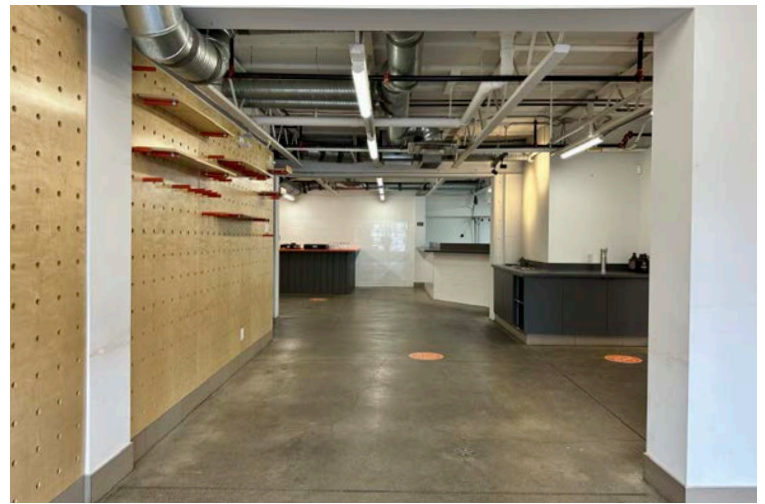
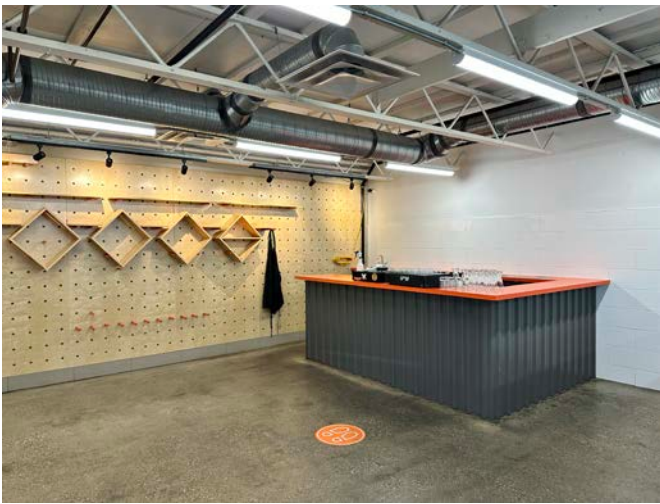
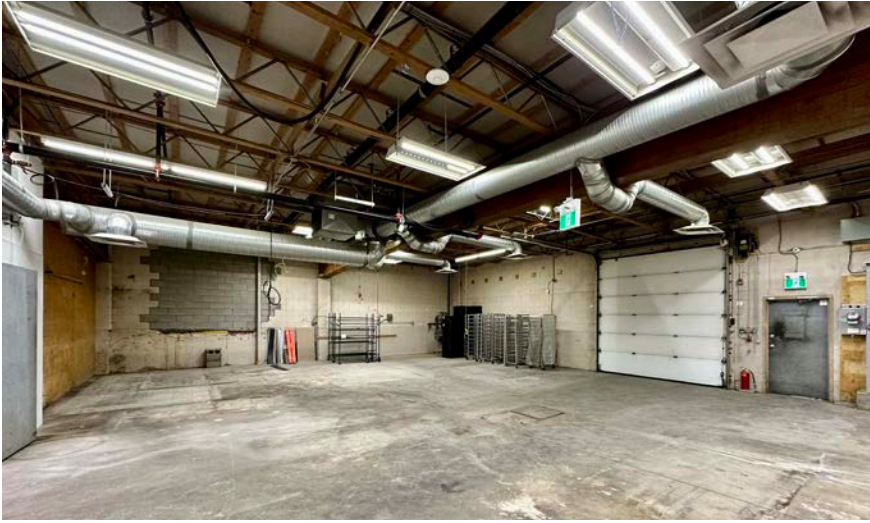
TRUE NORTH















FOR MORE INFORMATION, CONTACT:

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