



## 3628 Burnsland Road Calgary Alberta

\$8,500

Welcome to 3628 Burnsland Road S.E. Back on the market and Vacant for the first time in 20 years. This is an opportunity to lease or own a stunning building in a very desirable area one block away from Macleod Trail within minutes to the Calgary Downtown. Perfect opportunity for an owner/user to call this building your business home should you choose to purchase. The space offers a beautifully finished office space and boasts two large offices at the front, a beautiful reception area, three smaller offices and a kitchenette in the interior. This space has two bathrooms and plenty of open bullpen space. The warehouse portion can easily be expanded or modified based on your needs. The concrete ramp makes loading and unloading easy from the back lane. This owner has maintained this gem of a building meticulously. The warehouse/ storage portion has an over head heater. This building also has approximately 1,000 sf of storage in the basement. This opportunity won't last too long. Purchase option available. Please ask the listing Agent for details if you have a client interested in purchasing the building. Book your viewing now. (id:6769)

Listing Presented By:



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