

# \$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

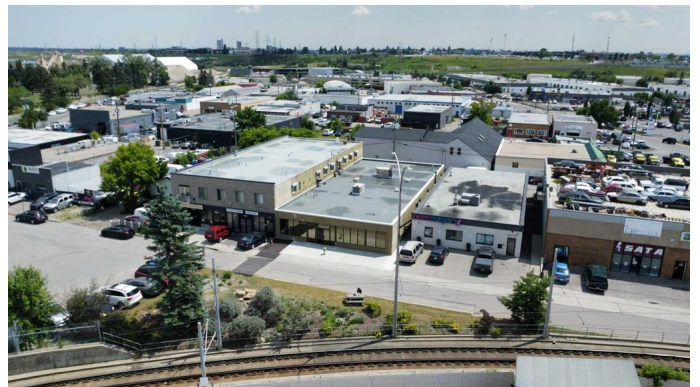
Centrally Located Small Stand-Alone Building  
For Sale

- 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.

Built in 1961

## 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	12
Zoning	I-R

## Listing Details

Listing Office	CDN Global Advisors Ltd.
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