



CORE
 BUSINESS PARK
 BURBANK



9,248 SF Available

Sale Particulars

District	Burns Industrial Park
Available Area	9,248 SF
Office Area	± 2,320 SF
Warehouse Area	± 6,928 SF
Loading Doors	1 (9' x 10') dock door 1 (12' x 10') ramped drive-in door
Power	100A, 208V per bay (TBV)
HVAC	TBV
Zoning	I-G (Industrial General)
Ceiling Height	18'
Bay Dimensions	32' x 145'
Parking	4 designated stalls per 4,640 SF plus visitor parking

Sale Price	\$2,219,520
Price Per SF	\$240
Condo Fees	\$2.45 PSF (2019 est.)

Comments

- Rare opportunity to own an industrial condominium in the heart of South Central Calgary
- Multiple unit sizes available
- Small, outside yard storage opportunities

PCurban
 property re-imagined™

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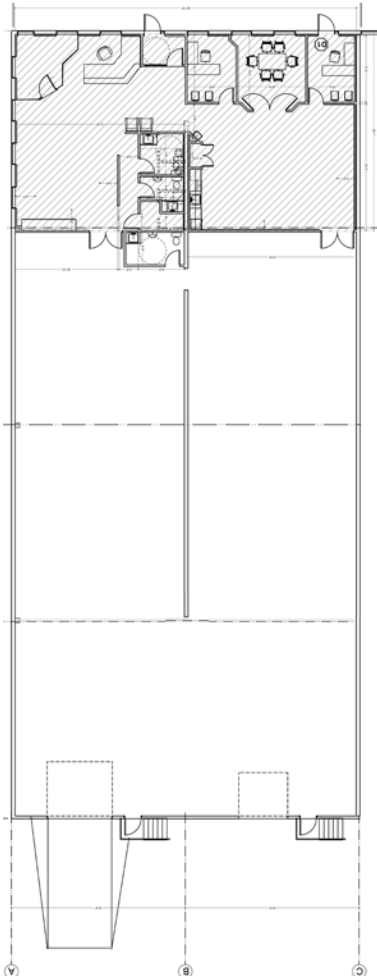
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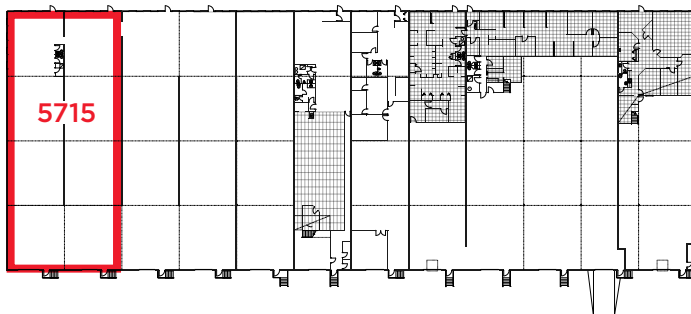
Floor Plan



Made of concrete and steel, CORE Business Park is built to last. It also includes features and updates designed for modern businesses:

- All new exterior doors and windows
- Exterior lighting upgrades
- Updated façade
- Large marshalling area
- Professionally landscaped with mature trees
- Individualized entry portals

*May not be exactly as shown.



5715 - 5737 Burbank Road SE

Map

