



4,640 SF Shell Unit Available

Sale Particulars

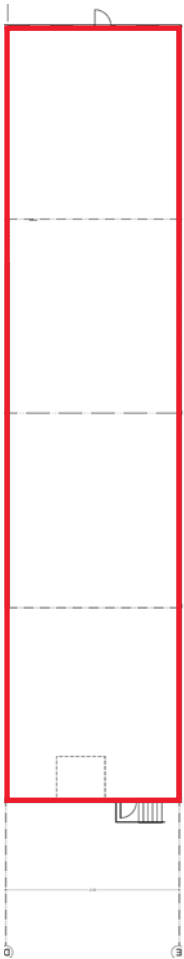
District	Burns Industrial Park
Available Area	4,640 SF
Loading Doors	1 dock door
Power	100A, 208V (TBV)
HVAC	TBV
Zoning	I-G (Industrial General)
Ceiling Height	18'
Bay Dimensions	32' x 145'
Parking	4 designated stalls per 4,640 SF plus visitor parking

Sale Price	\$1,090,400
Price Per SF	\$235
Condo Fees	\$2.45 PSF (2019 est.)

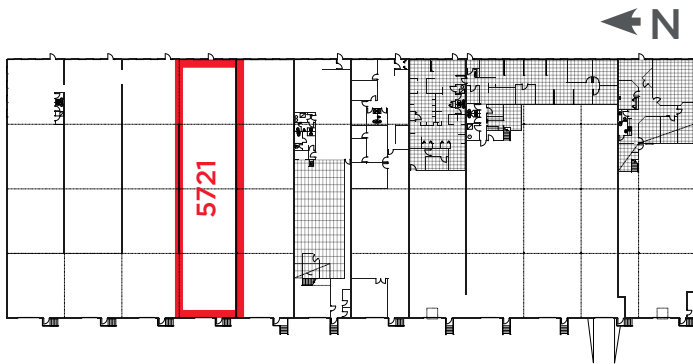
Comments

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

Floor Plan



*May not be exactly as shown.



5715 - 5737 Burbank Road SE



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

Map

