



## 4,640 SF Available

### Sale Particulars

<b>District</b>	Burns Industrial Park
<b>Available Area</b>	4,640 SF
<b>Office Area</b>	± 960 SF
<b>Warehouse Area</b>	± 3,680 SF
<b>Loading Doors</b>	1 dock door
<b>Power</b>	100A, 208V (TBV)
<b>HVAC</b>	TBV
<b>Zoning</b>	I-G (Industrial General)
<b>Ceiling Height</b>	18'
<b>Bay Dimensions</b>	32' x 145'
<b>Parking</b>	4 designated stalls per 4,640 SF plus visitor parking

<b>Sale Price</b>	\$1,136,800
<b>Price Per SF</b>	\$245
<b>Condo Fees</b>	\$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

**Sean Ferguson**

Associate Vice President  
Industrial Sales & Leasing  
403 261 1114  
sean.ferguson@cushwake.com

**Marc Rosso**

Vice President  
Capital Markets Group  
403 261 1127  
marc.rosso@cushwake.com

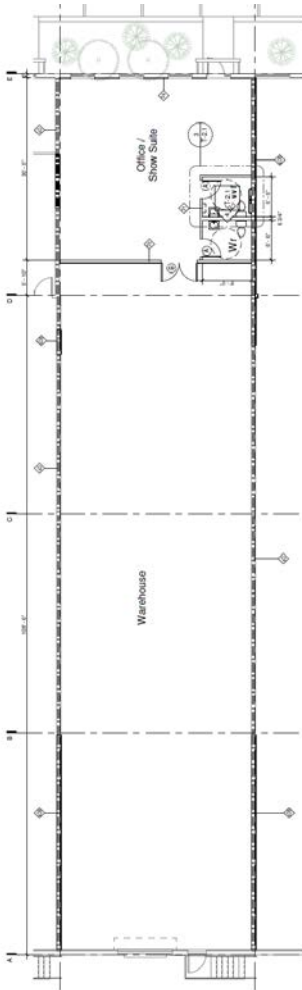
**Alan Farley**

Associate  
Industrial Sales & Leasing  
403 261 1144  
alan.farley@cushwake.com

**Cushman & Wakefield ULC**

Bow Valley Square  
250 - 6th Avenue SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com

**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**

