



6423 Burbank Road SE | Calgary AB
Excellent Central Location

THE OFFERING

- » Rare free-standing industrial building centrally located in a busy industrial area with great connectivity and proximity to major transportation arteries like Glenmore Trail, Blackfoot Trail, and Deerfoot Trail.
- » Nearby Chinook Mall, Deerfoot Meadows Shopping Centre, and Calgary Farmers Market offering ample amenities and shopping options.
- » Robust structure designed to accommodate range of industrial activities. With its spacious design and functional features, it is well-suited to host manufacturing operations, storage facilities, or distribution center.
- » This building includes four dock doors and one drive-in door, enhancing its utility for a variety of industrial purposes including warehousing, distribution, or light manufacturing.
- » Building is being sold “As is Where is”.
- » Vacant Possession 6 months +/- after firm deal.

PROPERTY DETAILS

Building Size	22,814 SF
Floor Plate	22,814 SF ±
Additional Mezzanine	22,814 SF ±
Site Size	1.19 AC (51,866 SF)
Site Coverage	44%
Power	400 Amp, 120/208 Volt 4 wire, 3 Phase (TBV) 200 Amp
Loading	4 docks and 1 drive-in door
District	Burns Industrial
Legal Description	Plan 1310LK; Block 1; Lot 5
Zoning	I-G (Industrial General)
Year Built	1975
2024 Annual Taxes	\$66,706.78 Estimate for 2024*
Sale Price	\$3,600,000

**Property Tax estimate for 2024 calculated based on the City of Calgary Assessed Value*

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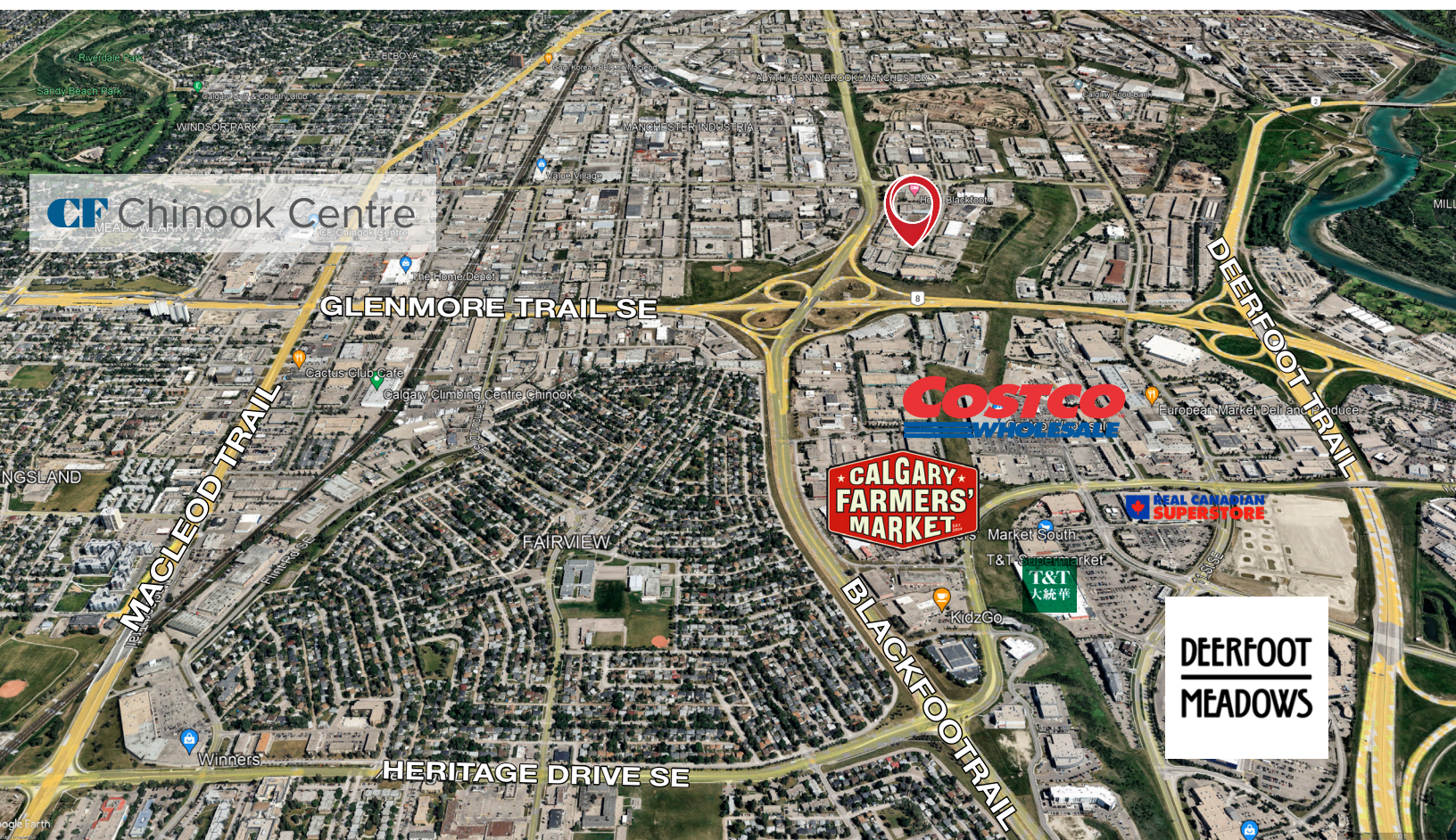
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FOR SALE

Free-Standing Industrial Building

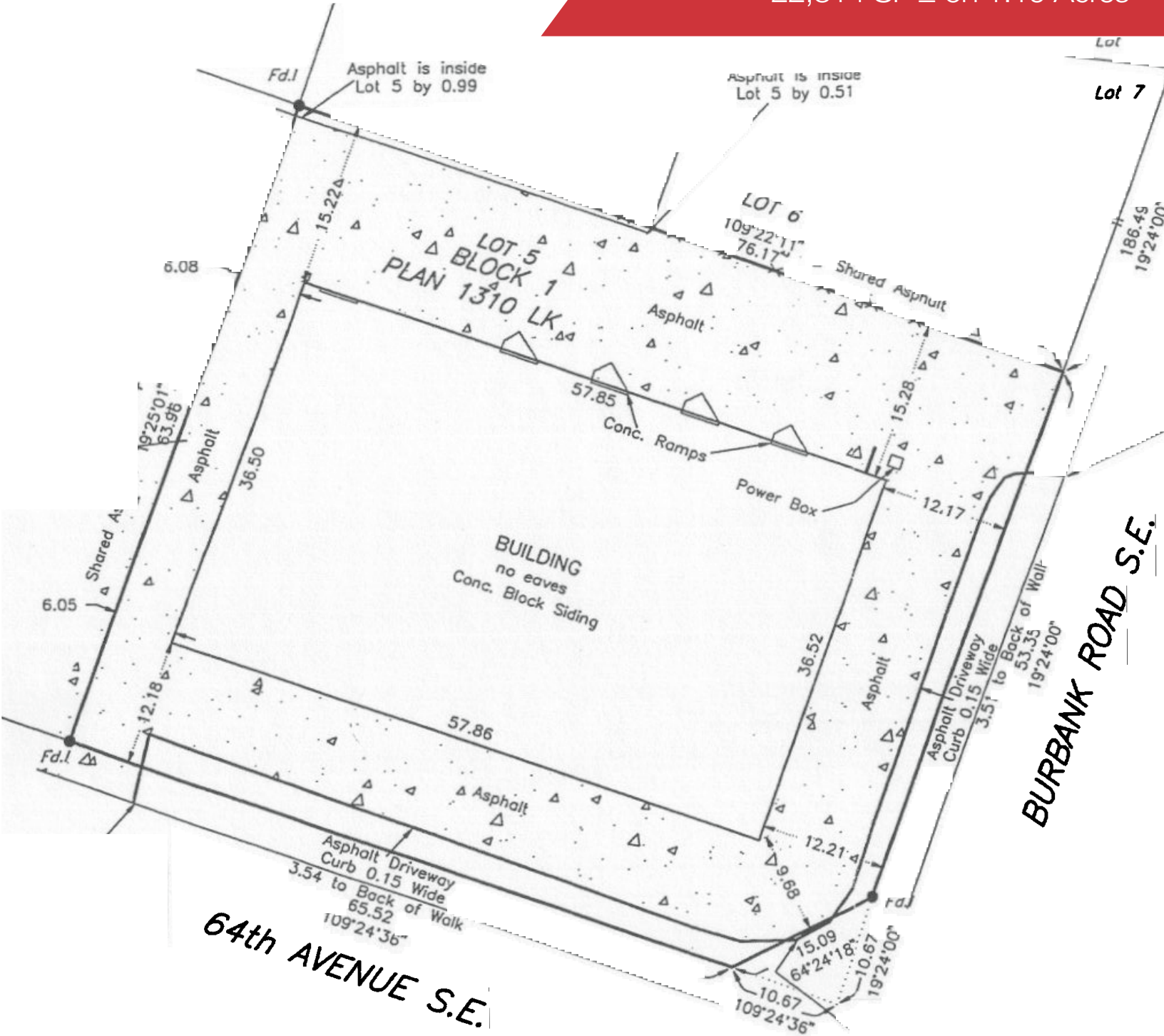
22,814 SF ± on 1.19 Acres



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NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



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