



Commercial Real Estate Services, Worldwide.

FOR SALE | INVESTMENT OPPORTUNITY  
Property and Storage Operation



6423 Burbank Road SE, Calgary AB

**22,814 SF ± on 1.19 Acres**

NAI Advent  
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# 6423 Burbank Road SE

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## Property Details

Municipal Address:	6423 Burbank Road SE
Legal Description:	Plan 1310LK; Block 1; Lot 5
Site Size:	1.19 AC (51,866 sf)
Site Coverage:	44%
Zoning:	I-G (Industrial General)
Year Built:	1975
District:	Burns Industrial
Floor Plate:	22,814 SF ±
Additional Mezzanine:	22,814 SF ±
Parking Lot:	Paved.
Roof:	Conventional build-up: tar and gravel: replacement 2004. Roof has a steel truss structure system.
Loading:	4 loading docks and 1 drive-in door
Electrical:	400 Amp, 120/208 Volt 4 wire, 3 Phase (TBV) 200 Amp sub panel manufactured by Federal Pacific. There is transformer at the rear of the building (size TBV)
Heating & Cooling:	1 RTU for office area: Carrier manufactured in 2000 with 12 ton cooling capacity. 3 unit heaters in the storage area
Fire Alarm Panel:	Intrusion alarm only
Fire Suppression:	Fire hoses, extinguishers and smoke detectors on main and mezzanine floors. Siamese connection hook-up at east end of the building.
Operating Costs:	Property taxes \$66,706.78 (\$2.51 psf) Estimate for 2024*
Lease:	One tenant occupies the full building. They have been an occupant since 1996.
NOI:	\$302,000 +/- (TBV)
Occupancy:	Contact Agents
Asking Price:	\$3,400,000

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

\*\*Additional property and income information available to interested parties with execution of a CA - [Download CA](#)

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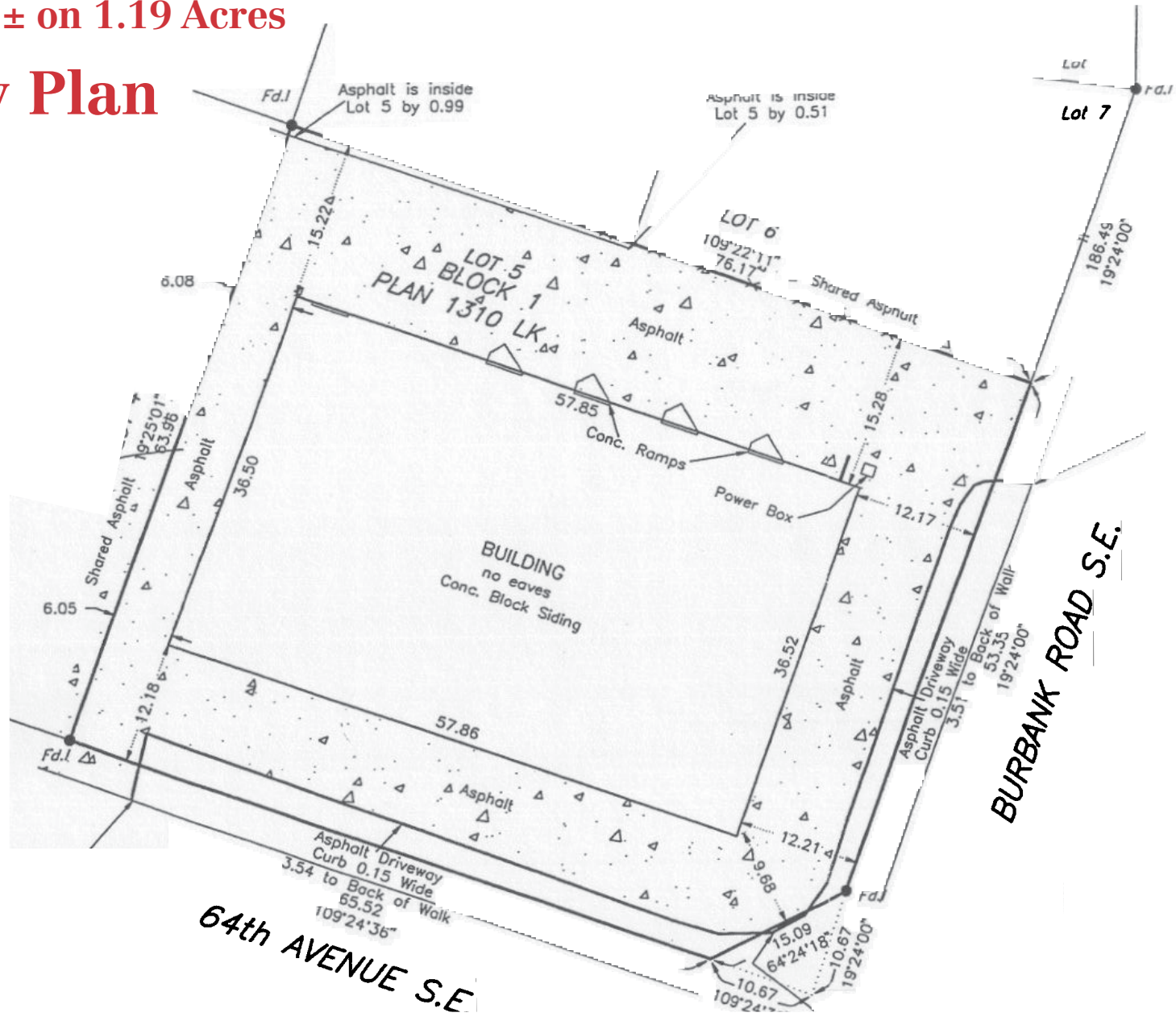


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## Survey Plan





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**CF** Chinook Centre

CF Chinook Centre

Wholesale Club

ALYTH - BONNYBROOK - MANCHESTER

Glenmore Trail SE

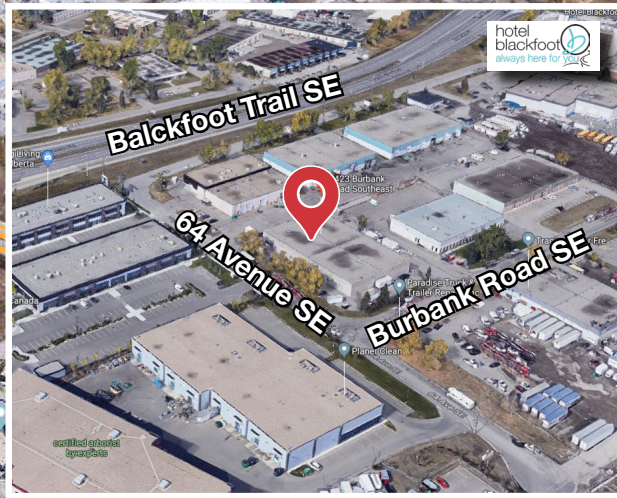
Balckfoot Trail SE

6423 BURBANK RD. SE



Glenmore Trail SE

Balckfoot Trail SE



64 Avenue SE

Burbank Road SE



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