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## **6, 1411 33 STREET NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31316

MLS ID: A2239259

\$1,400,000



**△** GURBINDER KAUR

**403)** 430-2800

□ CIR Realty

**403-291-4440** 

6, 1411 33 Street NE, Calgary, Alberta T2A 5P1

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

126

Zoning

DC

Subdivision

Franklin

**Building Type** 

Condo Complex, Free-Standing

Year Built

1975

**Structure Type** 

Industrial

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan

2111508

Building Area (Sq. Ft.)

5170.00

Building Area (Sq. M.)

480.30

Footprint (Sq. Ft.)

5170

Construction Type
Concrete, Metal Siding

Roof Flat Foundation

Slab

Cooling

None

Heating

Ceiling, Overhead Heater(s), Natural Gas

**Access to Property** 

Direct Access, Public Transportation

Nearby

Inclusions

N/A

Restrictions

None Known

Reports

Condo/Strata Bylaws, Floor Plans, Legal

Description, Title

Welcome to 1411-33rd Street NE FRANKLIN CROSSING Industrial bay for sale. This bay #7 (5170sqft) is available for possession in Nov zoned IC/DC allowing vast range of permitted uses and discretionary uses. Available space can be purchased along with the other bays available for sale bay #5 (5200sqft) and bay #6 (5298sqft). All together approx 15,000 sqft can be ideal for RECREATIONAL USE, WAREHOUSE O.R DISTRIBUTION, FITNESS CENTER, GYMNASTICS, LIGHT MANUFACTURING, PLACE OF WORSHIP APPROVED. High ceiling and open layout for optimal workspace efficiency. All units are single title. Ample parking available. Secure this bay with easy access to major transportation routes. Book tour to explore more.

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