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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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> DC	<b>Subdivision</b> Franklin	<b>Building Type</b> Condo Complex,Free-Standing
<b>Year Built</b> 1975	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2111508	<b>Building Area (Sq. Ft.)</b> 5170.00
<b>Building Area (Sq. M.)</b> 480.30	<b>Footprint (Sq. Ft.)</b> 5170	<b>Construction Type</b> Concrete,Metal Siding
<b>Roof</b> Flat	<b>Foundation</b> Slab	<b>Cooling</b> None
<b>Heating</b> Ceiling,Overhead Heater(s),Natural Gas	<b>Access to Property</b> Direct Access,Public Transportation Nearby	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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