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6A, 1411 33 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:

33392

MLS ID:

A2276611

\$1,400,000



 **GURBINDER KAUR**
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 CIR Realty
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 6A, 1411 33 Street NE, Calgary , Alberta T2A 5P1

Transaction Type For Sale	Title Fee Simple	Days On Market 127
Zoning DC	Subdivision Franklin	Building Type Condo Complex
Year Built 1975	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2111508	Building Area (Sq. Ft.) 5298.00
Building Area (Sq. M.) 492.20	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,Title

Secure one of the final units at Franklin Crossing, located at 1411-33rd Street NE. Bay 6 offers 5,298 sq. ft. of versatile industrial space and is ready for immediate possession. Key details include IC/DC zoning which allows for a wide range of uses such as warehouse and distribution, light manufacturing, fitness centers, or gymnastics. The site is also approved for a place of worship. The unit features high ceilings and an open layout for maximum efficiency. All units are single titles with ample parking and easy access to major transportation routes. Book a tour today to explore this final opportunity.

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