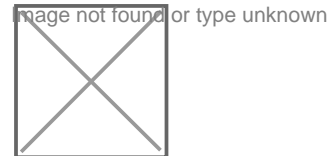


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1A, 1411 33 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26880

MLS ID:
A2178802

\$1,400,000



 **GURBINDER KAUR**
 (403) 430-2800

 CIR Realty
 403-291-4440

 1A, 1411 33 Street NE, Calgary , Alberta T2A 5P1

Transaction Type For Sale	Title Fee Simple	Days On Market 77
Zoning IC	Subdivision Franklin	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2111508	Building Area (Sq. Ft.) 5204.00	Building Area (Sq. M.) 483.46
Footprint (Sq. Ft.) 5204	Construction Type Concrete,Metal Siding	Roof Flat
Foundation Slab	Electric 200 Amp Service	Cooling None
Heating Ceiling,Overhead Heater(s),Natural Gas	Access to Property Direct Access,Public Transportation Nearby	Inclusions N/A
Restrictions None Known	Reports Call Lister,Condo/Strata Bylaws,Floor Plans,Legal Description,Title	

Franklin Crossing offers convenient access from Highway 1 and 36 Street NE. This well-located building is close to Sunridge Mall, Marlborough Mall, Pacific Mall, and the Franklin LRT Station. The building is a rectangular structure divided into 12 main floor condominium bays, each approximately 5,204 square feet. Constructed with a concrete foundation, the exterior features durable pre-cast concrete and metal siding. The membrane roofing system was updated in 2014, and the building includes concrete and drywall interior walls, with ample paved parking available.

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