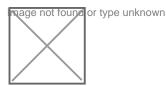


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1B, 1411 33 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 28968

MLS ID: A2179135

\$1,400,000



- **△** GURBINDER KAUR
- **(403)** 430-2800
- □ CIR Realty
- **403-291-4440**
- 1B, 1411 33 Street NE, Calgary , Alberta T2A 5P1

Transaction Type

For Sale

Days On Market

Zoning

IC

Subdivision

Franklin

Building Type

Condo Complex, Free-Standing

Year Built

Structure Type

Industrial

Property Type

1977

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

Heating

Foundation

Slab

Cooling None

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

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 5204 square feet. Constructed with a concrete foundation, the exterior features durable precast 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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