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1B, 1411 33 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, 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 77	Zoning IC
Subdivision Franklin	Building Type Condo Complex,Free-Standing	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	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		

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 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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