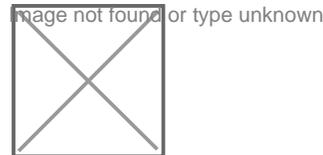


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (403) 430-2800

 CIR Realty  
 403-291-4440

 6A, 1411 33 Street NE, Calgary , Alberta T2A 5P1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 123
<b>Zoning</b> DC	<b>Subdivision</b> Franklin	<b>Building Type</b> Condo Complex
<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> 5298.00
<b>Building Area (Sq. M.)</b> 492.20	<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,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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