

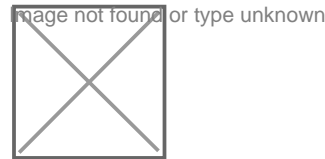
Regional Contact

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## 6, 1411 33 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:



33395



MLS ID:

A2276705

**\$1,480,000**



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

 CIR Realty  
 403-291-4440

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 31
<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> 5170.00
<b>Building Area (Sq. M.)</b> 480.30	<b>Cooling</b> None	<b>Heating</b> Ceiling,Overhead Heater(s),Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Condo/Strata Bylaws,Floor Plans,Title

Hot Listing – Only 2 Units Remaining in a 12-Unit Complex Welcome to 1411-33rd Street NE FRANKLIN CROSSING Industrial bay for sale. This bay #7 (5170 sqft) is available for possession immediately zoned IC/DC allowing a vast range of permitted uses and discretionary uses. Available space has to be purchased with the adjacent bay #6 (5298sqft MLS # A2276611) . All together approx 10,000 sq ft +/- can be ideal for RECREATIONAL USE, WAREHOUSE OR DISTRIBUTION, FITNESS CENTER, GYMNASICS, LIGHT MANUFACTURING, PLACE OF WORSHIP APPROVED. High ceiling and open layout for optimal workspace efficiency. All units are single titles. Ample parking available. Secure this bay with easy access to major transportation routes. Book tour to explore more.

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