

6, 1411 33 Street NE  
Calgary, Alberta

MLS # A2239259



## \$1,400,000

**Division:** Franklin

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** FRANKLIN CROSSING

**Bus. Name:** -

**Size:** 5,170 sq.ft.

**Zoning:** DC

**Heating:** Ceiling, Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** Concrete, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Welcome to 1411-33rd Street NE FRANKLIN CROSSING Industrial bay for sale. This bay #7 (5170sqft) is available for possession in Nov zoned IC/DC allowing vast range of permitted uses and discretionary uses. Available space can be purchased along with the other bays available for sale bay #5 (5200sqft) and bay #6 (5298sqft) . All together approx 15,000 sqft can be ideal for RECREATIONAL USE, WAREHOUSE O.R DISTRIBUTION, FITNESS CENTER, GYMNASTICS, LIGHT MANUFACTURING, PLACE OF WORSHIP APPROVED. High ceiling and open layout for optimal workspace efficiency. All units are single title. Ample parking available. Secure this bay with easy access to major transportation routes. Book tour to explore more.