



GRASSROOTS
REALTY GROUP

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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 immediately zoned IC/DC allowing vast range of permitted uses and discretionary uses. Available space has to be purchased with the adjacent bay #6 (5298sqft) . All together approx 10,000 sqft +/- can be ideal for RECREATIONAL USE, WAREHOUSE O.R DISTRIBUTION, FITNESS CENTER, GYMNASICS, 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.