



**GRASSROOTS**  
REALTY GROUP

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6A, 1411 33 Street NE  
Calgary, Alberta

MLS # A2276611



**\$1,400,000**

Division: Franklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Franklin Crossing

Bus. Name: -

Size: 5,298 sq.ft.

Zoning: DC

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

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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 #6 (5298 sq ft) 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 #7 (5170 sqft MLS #A2276705) . All together approx 10,000 sq ft +/- can be ideal for RECREATIONAL USE, WAREHOUSE OR DISTRIBUTION, FITNESS CENTER, GYMNASTICS, 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.