



GRASSROOTS
REALTY GROUP

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**1B, 1411 33 Street NE
Calgary, Alberta**

MLS # A2179135



\$1,400,000

Division: Franklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: FRANKLIN CROSSING

Bus. Name: -

Size: 5,204 sq.ft.

Zoning: IC

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: -

Franklin Crossing offers convenient access from Highway 1 and 36 Street NE. This well-located building is close to Sunridge Mall, Marlborough Mall, Pacific Mall, and the Franklin LRT Station. The building is a rectangular structure divided into 12 main floor condominium bays, each approximately 5204 square feet. Constructed with a concrete foundation, the exterior features durable pre-cast concrete and metal siding. The membrane roofing system was updated in 2014, and the building includes concrete and drywall interior walls, with ample paved parking available.