

# \$1,400,000 - 1b, 1411 33 Street Ne, Calgary

MLS® #A2179135

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Franklin, Calgary, Alberta

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.

Built in 1977

## Essential Information

MLS® #	A2179135
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	1b, 1411 33 Street Ne
Subdivision	Franklin
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2A 5P1

### **Amenities**

Parking Spaces	60
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### **Interior**

Heating	Ceiling, Overhead Heater(s), Natural Gas
Cooling	None

### **Exterior**

Roof	Flat
Construction	Concrete, Metal Siding
Foundation	Slab

### **Additional Information**

Date Listed	November 13th, 2024
Days on Market	142
Zoning	IC

### **Listing Details**

Listing Office	CIR Realty
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