

780-832-5880

cord@gpremax.com

1A, 1411 33 Street NE Calgary, Alberta

MLS # A2178802



\$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:

Addl. Cost: **Heating:** Ceiling, Overhead Heater(s), Natural Gas Floors: **Based on Year: Utilities:** Roof: Flat **Exterior:** Parking: Concrete, Metal Siding Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

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 5,204 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.