

1B, 1411 33 Street NE  
Calgary, Alberta

MLS # A2179135



## \$1,400,000

<b>Division:</b>	Franklin
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	FRANKLIN CROSSING
<b>Bus. Name:</b>	-
<b>Size:</b>	5,204 sq.ft.
<b>Zoning:</b>	IC

<b>Heating:</b>	Ceiling, Overhead Heater(s), Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Flat
<b>Exterior:</b>	Concrete, Metal Siding
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

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.