

# \$1,400,000 - 6, 1411 33 Street Ne, Calgary

MLS® #A2239259

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Franklin, Calgary, Alberta

Welcome to 1411-33rd Street NE FRANKLIN CROSSING Industrial bay for sale. This bay #7 (5170sqft) is available for possession in Nov zoned IC/DC allowing vast range of permitted uses and discretionary uses. Available space can be purchased along with the other bays available for sale bay #5 (5200sqft) and bay #6 (5298sqft) . All together approx 15,000 sqft can be ideal for RECREATIONAL USE, WAREHOUSE O.R DISTRIBUTION, FITNESS CENTER, GYMNASTICS, LIGHT MANUFACTURING, PLACE OF WORSHIP APPROVED. High ceiling and open layout for optimal workspace efficiency. All units are single title. Ample parking available. Secure this bay with easy access to major transportation routes. Book tour to explore more.

Built in 1975

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2239259    |
| Price      | \$1,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1975        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 6, 1411 33 Street Ne |
| Subdivision | Franklin             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5P1              |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 60 |
|----------------|----|

### **Interior**

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

### **Exterior**

|              |                        |
|--------------|------------------------|
| Roof         | Flat                   |
| Construction | Concrete, Metal Siding |
| Foundation   | Slab                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 77              |
| Zoning         | DC              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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