



**GRASSROOTS**  
REALTY GROUP

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6A, 1411 33 Street NE  
Calgary, Alberta

MLS # A2276611



**\$1,400,000**

Division: Franklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Franklin Crossing

Bus. Name: -

Size: 5,298 sq.ft.

Zoning: DC

Heating: Ceiling, Overhead Heater(s), Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Secure one of the final units at Franklin Crossing, located at 1411-33rd Street NE. Bay 6 offers 5,298 sq. ft. of versatile industrial space and is ready for immediate possession. Key details include IC/DC zoning which allows for a wide range of uses such as warehouse and distribution, light manufacturing, fitness centers, or gymnastics. The site is also approved for a place of worship. The unit features high ceilings and an open layout for maximum efficiency. All units are single titles with ample parking and easy access to major transportation routes. Book a tour today to explore this final opportunity.