

For Sale

Unit 2120 - 8800 Venture Avenue SE | Calgary, Alberta
Shepard Industrial Park, Warehouse Condo

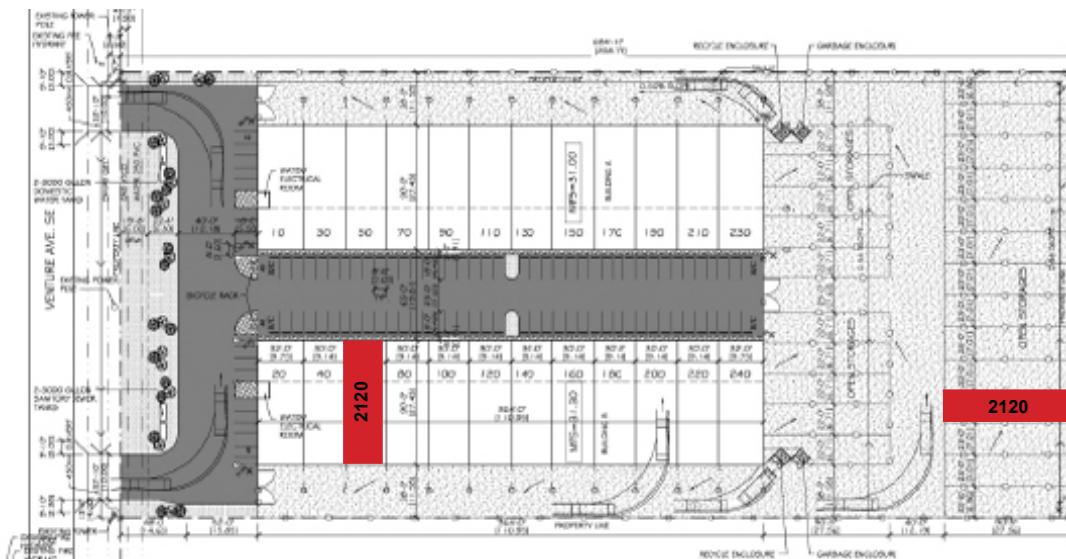
Shepard Industrial



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Property Details

Unit 2120 - 8800 Venture Avenue SE | Calgary, Alberta
Shepard Industrial Park, Warehouse Condo



Asking Price \$798,000

Unit 2120: 3,600 SF

1,800 SF Warehouse, 900 SF Office, 900 SF Office Mezzanine, 2000 SF fenced yard (assigned)

Building Size 47,002 SF

Year Built 2008

Construction Metal

Land Size 5.00 AC

Zoning DC-56

Op Costs \$504/month

Property Taxes \$12,748(2023)

Power 200 - 400a/600v Heavy

Loading 1 - 16' x 16' Drive-in Door

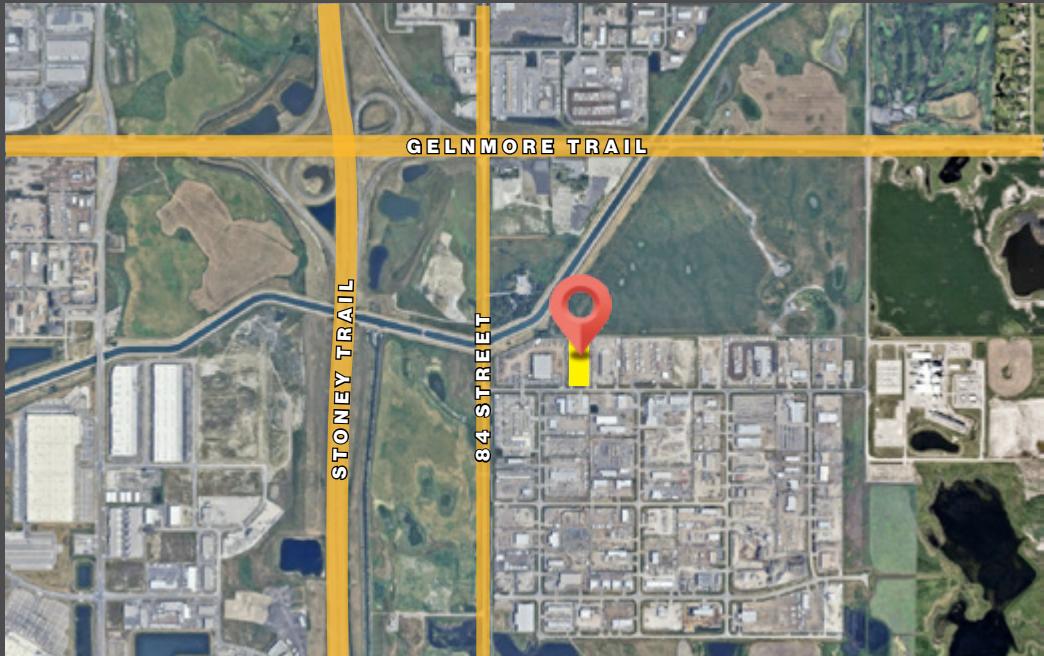
Ceiling 22' clear height

- Fenced yard for secure outdoor storage
- Excellent accessibility – direct connection to the new 84th St SE & Venture Ave interchange
- Quick access to Stoney Trail & Glenmore Trail SE for efficient logistics
- Located in Shepard Industrial Park – a growing SE Calgary industrial hub
- Warehouse condo format – ideal for businesses needing flexible warehouse + office + yard space

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 **NEIGHBORHOOD**
Shepard
Industrial

 **POPULATION**
3KM
556

 **MEDIAN AGE**
46.7

 **HOUSEHOLD INCOME**
\$65,294

 **TRAFFIC COUNT**
36,000 VPD
Stoney Trail & Glenmore Trail SE

awapm.com

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Real Broker

Thank you for your Interest