

For Lease or Sublease

2192; 8800 Venture Ave SE Calgary, AB

9,990 square feet

Unique Industrial Condo Bays with Secured Yard



Tom Punt

(403) 809-4003 tpunt@romanre.com



ROMAN
Real Estate

The Property

Address

2192; 8800 Venture Ave SE Calgary, AB

Size

| | |
|--------------------|----------|
| Upstairs Office: | 1,800 SF |
| Downstairs Office: | 1,800 SF |
| Shop: | 6,390 SF |
| Total: | 9,990 SF |

Land

0.55 Acres +/-

Loading

4 - 16 x 16 Overhead Doors

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice

Rent

\$ 13.00 / psf

Operating Costs

\$ 5.30 / psf

Power

200 Amp/600 Volt or 576 Amp/208 Volt

Zoning

I-G (Industrial General)

Notes:

Available February 2026

MUA included

5 offices, 4 bathrooms and boardroom

Sump in each bay

Private and fenced yard

Clean and professional space



Call the Listing Agent **Tom Punt**
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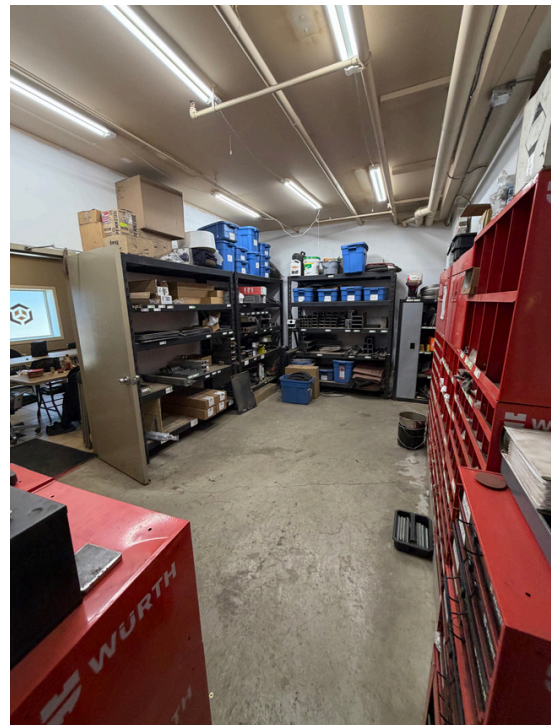
Shop and Yard Area



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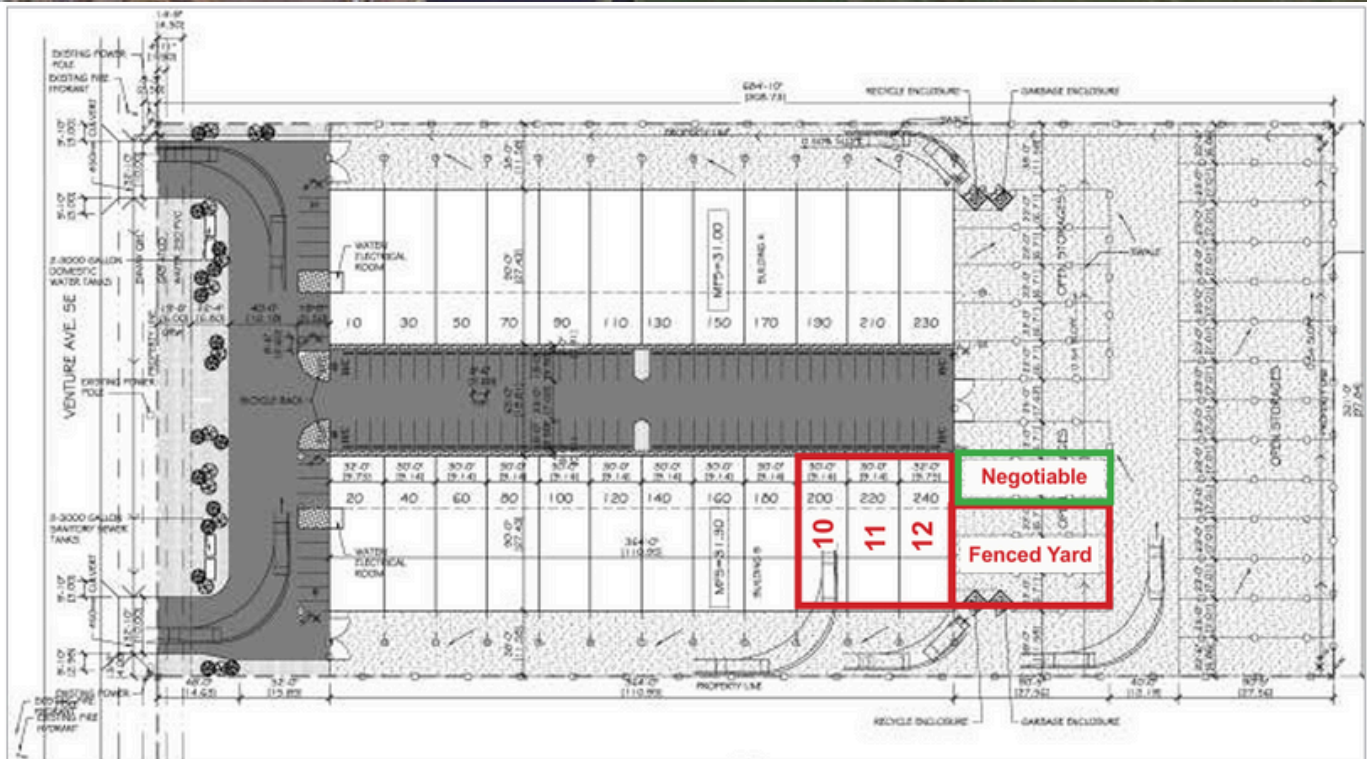
Office Areas



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Location



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