

**11,370 SF INDUSTRIAL BAYS
+ 6,000 SF YARD**



FOR SALE

Leased - Remains for Sale

**1177, 1185, 1193, 8800 VENTURE AVE SE
Calgary, AB**

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Royal LePage Solutions, Brokerage
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AB

CMS Real Estate Ltd, Brokerage
136 - 17 Avenue NE, Calgary, AB
Independently Owned & Operated

FOR SALE: \$2,694,690 (\$237/SF)

Property Overview

- | | | | |
|---------------------|--------------------|---------------|--------------------|
| ■ Total Area: | 11,370 SF | ■ Taxes: | \$48,896 (2025) |
| ■ Main Warehouse: | 7,770 SF | ■ Power: | 1000 Amps |
| ■ Main Office: | 900 SF | ■ Zoning: | DC-56 |
| ■ Mezzanine Office: | 2,700 SF | ■ District: | Shepard Industrial |
| ■ Loading: | 3 - 16' x 16' - DI | ■ Possession: | Immediate |
| ■ Ceiling Height: | 22' clear height | ■ Year Built: | 2008 |
| ■ Condo Fees: | \$1,545.81 | | |

Property Features

- This is a flexible co-warehouse/office/yard space
- End unit with gated and fenced 6,000 SF yard for additional storage
- Radiant tube heaters in shop bays, with make-up air system
- Excellent access to Deerfoot and Stoney Trails & direct access to 84th Street

[Virtual Tour](#)

PROPERTY OVERVIEW

PROPERTY PHOTOS



FLOOR PLANS



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