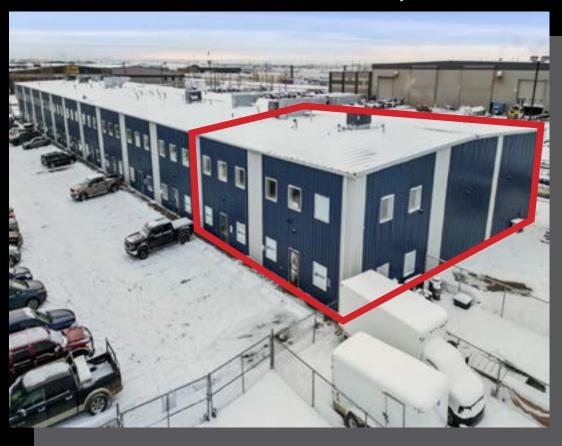
11,370 SF INDUSTRIAL BAYS + 6,000 SF YARD



Flexible Co-Warehouse/Office/Yard Space

Landlord will consider leasing portions of unit with chalk line division @ \$16.00/SF

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

Julie Stefan, Associate 403-804-1399

jstefan@royallepagecommercial.com

Royal LePage Solutions, Brokerage 205, 264 Midpark Way SE, Calgary, AB Independently Owned & Operated John Hamilton, Associate 403-815-9041

hamilton.calgary49@gmail.com

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



FOR SALE: \$2,694,690 (\$237/SF) FOR LEASE: \$13.00/SF (ESCALATING)

Property Overview

■ Total Area: 11,370 SF

Main Warehouse: 7,770 SF

Main Office: 900 SF

Mezzanine Office: 2,700 SF

■ Loading: 3 - 16'x 16' - DI

■ Ceiling Height: 22' clear height

■ Condo Fees: \$1,545.81

■ Op Costs: \$7.00/SF

■ Taxes: \$48,896 (2025)

■ Power: 1000 Amps

■ Zoning: DC-56

■ District: Shepard Industrial

■ Possession: Immediate

■ Year Built: 2008

Property Features

- This is a flexible co-warehouse/office/yard space
- The Landlord will consider leasing portions of the unit with chalk line @\$16.00/SF
- 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











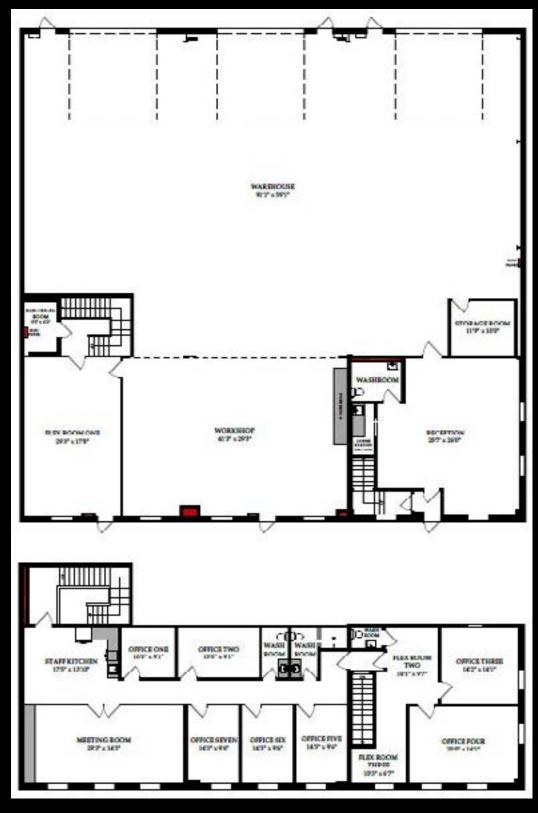












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