

# FOR SALE/LEASE

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



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

**Julie Stefan, Associate**  
403-804-1399 | [jstefan@royallepagecommercial.com](mailto: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](mailto:hamilton.calgary49@gmail.com)

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

# PROPERTY OVERVIEW

**FOR SALE: \$2,797,020 (\$246/SF)**

**FOR LEASE: \$14.00/SF (ESCALATING)**

## Property Overview

■ Location:	Shepard Industrial Park	■ Op Costs:	\$7.00/SF
■ Total Area:	11,370 SF	■ Taxes:	\$45,160.98 (2024)
■ Main Level:	8,339 SF	■ Power:	200 Amp x 3 (TBV)
■ Mezzanine Office:	3,031 SF	■ Zoning:	DC-56
■ Ceiling Height:	22" clear	■ Possession:	January 1, 2025
■ Loading:	3 - 16' x 16' DI door	■ Year Built:	2008
■ Lease Rate:	\$14.00/SF (Escalating)		

## Property Features

- Includes 6,000 SF fenced yard
- End unit with gated yard for additional storage
- Radiant tube heaters in shop bays with makeup air system
- Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th Street

[Virtual Tour](#)

# PROPERTY PHOTOS





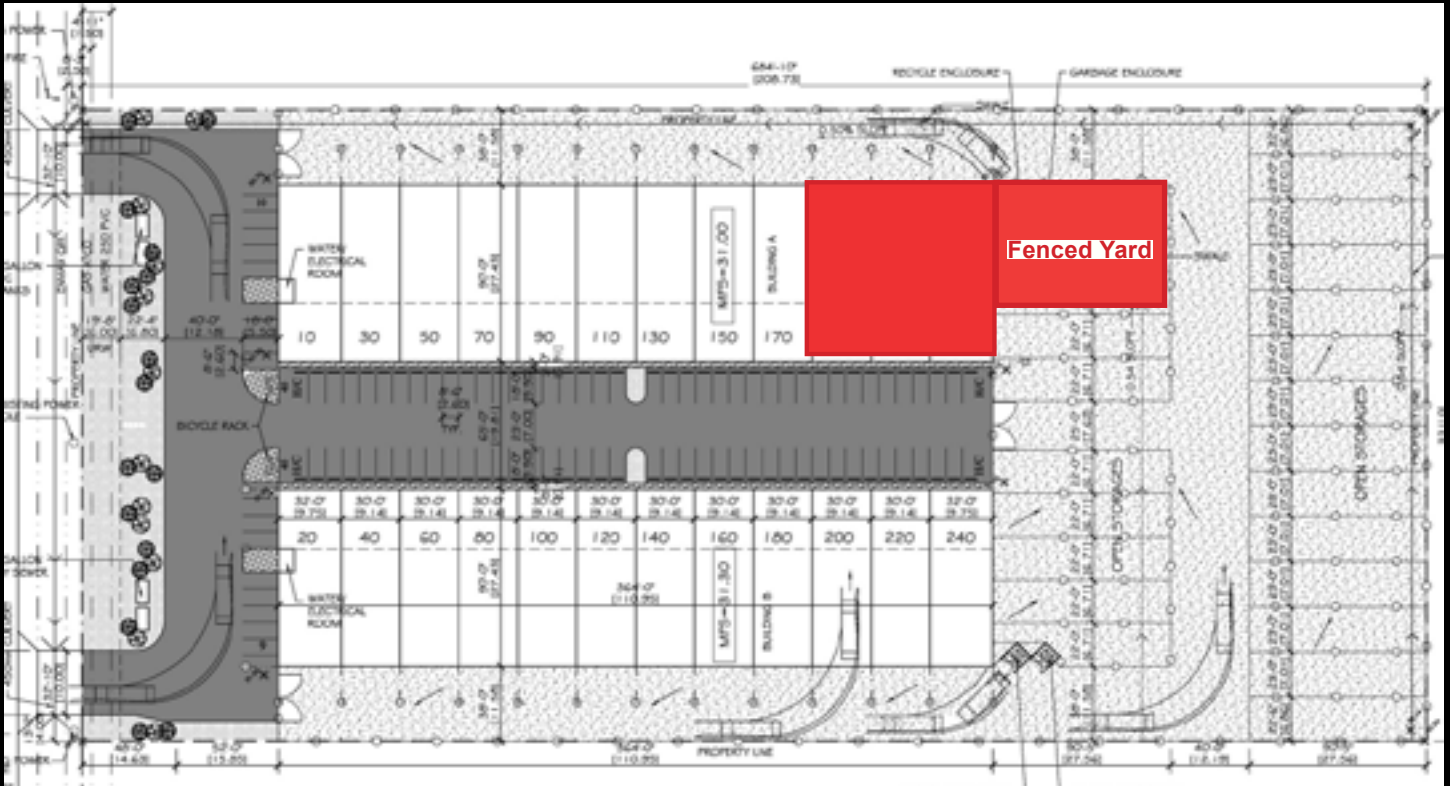
# PROPERTY PHOTOS



# FLOOR PLANS



# SITE PLANS



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemaq Real Estate Services Inc. and Bridgemaq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemaq Real Estate Services Manager Limited. All rights reserved.