

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

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
- Taxes: \$50,643.22 (2026)
- Power: 200 Amps
- Zoning: DC-56
- District: Shepard Industrial
- Possession: January 1, 2027 (negotiable)
- Year Built: 2008

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



