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## 2120, 8800 VENTURE AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
33498


**MLS ID:**  
A2278002

**\$798,000**



 **PAUL RAMIKIE**  
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 2120, 8800 Venture Avenue SE, Calgary , Alberta T3S 0A2

<b>Transaction Type</b> For Sale	<b>Zoning</b> DC	<b>Subdivision</b> Shepard Industrial
<b>Building Type</b> Condo Complex,Mixed Use,Warehouse	<b>Year Built</b> 2008	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0913109
<b>Building Area (Sq. Ft.)</b> 3600.00	<b>Building Area (Sq. M.)</b> 334.45	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Shepard Industrial Park, Warehouse Condo for sale or lease. Total available size 3,600 SF | Warehouse 1,800 SF | Two Offices 900 SF each | Mezzanine 2000 SF, fenced yard (assigned). Land use DC-56. Fenced yard for secure outdoor storage. Excellent accessibility – direct connection to the new 84th St SE & Venture Ave SE interchange. Quick access to Stoney Trail & Glenmore Trail SE for efficient logistics. Located in Shepard Industrial Park – a growing SE Calgary industrial hub. Ideal for businesses needing flexible warehouse + office + yard space.

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