

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (855) 623-6900

 Real Broker  
 855-623-6900

 2120, 8800 Venture Avenue SE, Calgary , Alberta T3S 0A2

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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.