

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.

## 2128, 8800 VENTURE AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35622


**MLS ID:**  
A2318482

**\$10**



 **PAUL RAMIKIE**  
 (855) 623-6900

 Real Broker  
 855-623-6900

 2128, 8800 Venture Avenue SE, Calgary , Alberta T3S 0A2

|   |  |   |
|---|--|---|
| <b>Transaction Type</b><br>For Lease    | <b>Lease Amount</b><br>10.00             | <b>Lease Frequency</b><br>Annually                          |
| <b>Zoning</b><br>DC (pre 1P2007)        | <b>Subdivision</b><br>Shepard Industrial | <b>Building Type</b><br>Mixed Use,Office Building,Warehouse |
| <b>Year Built</b><br>2008               | <b>Structure Type</b><br>Warehouse       | <b>Property Type</b><br>Commercial                          |
| <b>Property Sub Type</b><br>Industrial  | <b>Legal Plan</b><br>0913109             | <b>Building Area (Sq. Ft.)</b><br>3600.00                   |
| <b>Building Area (Sq. M.)</b><br>334.45 | <b>Inclusions</b><br>None                | <b>Restrictions</b><br>None Known                           |

#### Reports

Other Documents

Strategically located in Calgary's sought-after Shepard Industrial Park, this versatile 3,600 SF industrial condo offers an ideal combination of office, warehouse, and secure outdoor storage space. The property features 1,800 SF of warehouse space with 22-foot clear ceiling height, a 16' x 16' drive-in overhead door, 200 Amp power service, and approximately 2,000 SF of fenced yard area for secure outdoor storage. The office component includes 900 SF on the main floor and an additional 900 SF on the second floor, with the flexibility to lease the upper level separately. Both office levels feature spacious showroom/reception areas and private offices, providing a professional and functional workspace. Zoned I-G and offering quick access to Stoney Trail, Deerfoot Trail, Glenmore Trail, and 114 Avenue SE, this property is ideally suited for contractors, service businesses, trades, warehousing, and a wide range of industrial users.

**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.