

Shepard Industrial



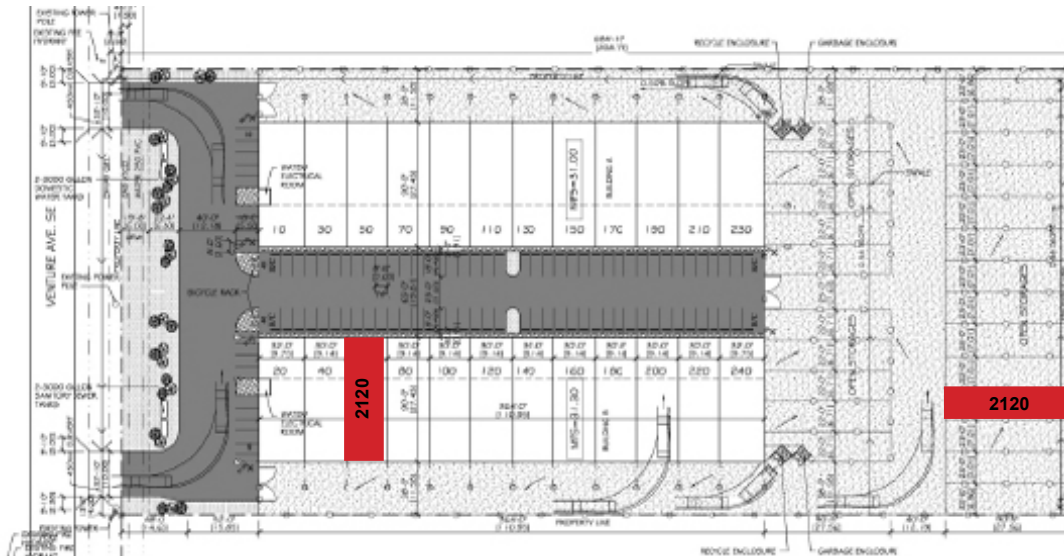
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Property Details

Unit 2120 - 8800 Venture Avenue SE | Calgary, Alberta
Shepard Industrial Park, Warehouse Condo



Asking Price \$798,000

Unit Size **Unit 2120:** 3,600 SF
1,800 SF Warehouse, 900 SF Office, 900 SF Office Mezzanine, 2000 SF fenced yard (assigned)

Building Size 47,002 SF

Year Built 2008

Construction Metal

Land Size 5.00 AC

Zoning DC-56

Op Costs \$504/month

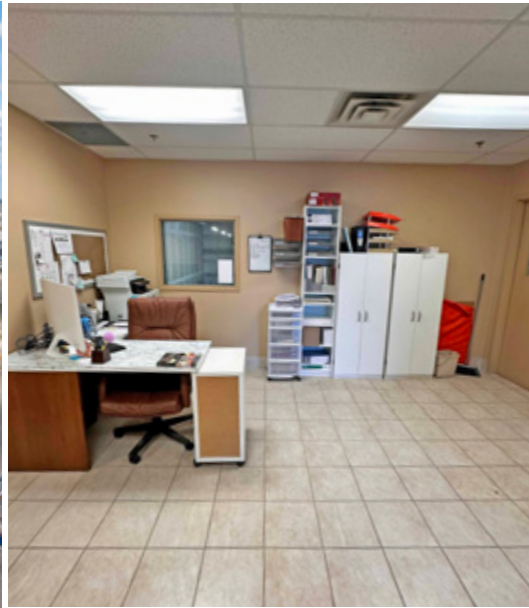
Property Taxes \$12,748(2023)

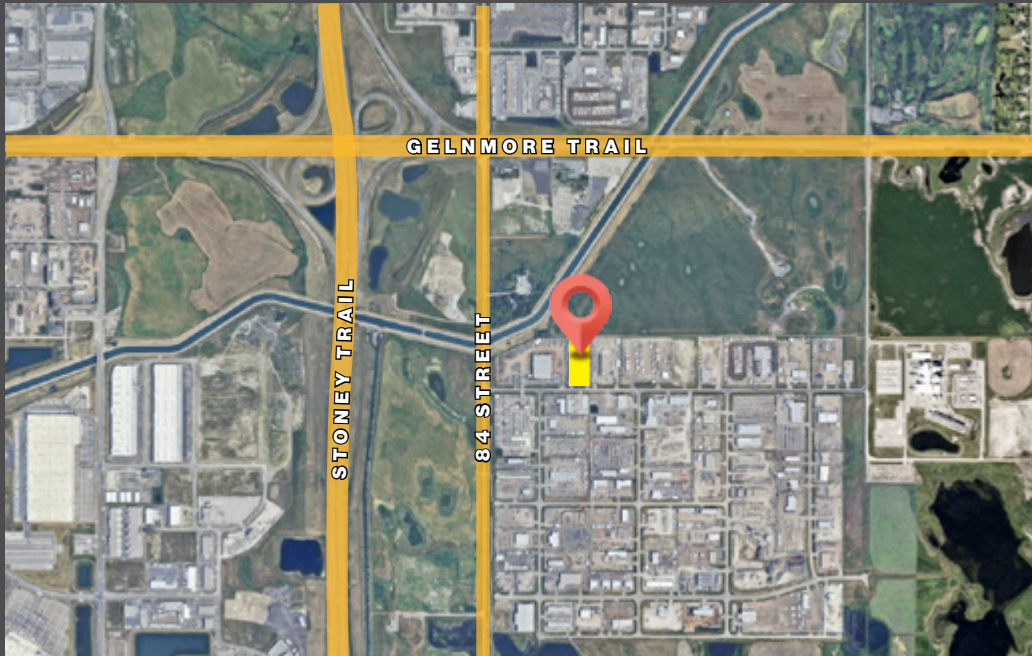
Power 200 - 400a/600v Heavy

Loading 1 - 16' x 16' Drive-in Door

Ceiling 22' clear height

- Fenced yard for secure outdoor storage
- Excellent accessibility – direct connection to the new 84th St SE & Venture Ave interchange
- Quick access to Stoney Trail & Glenmore Trail SE for efficient logistics
- Located in Shepard Industrial Park – a growing SE Calgary industrial hub
- Warehouse condo format – ideal for businesses needing flexible warehouse + office + yard space





Thank you for your Interest

 NEIGHBORHOOD Shepard Industrial	 POPULATION 3KM 556	 MEDIAN AGE 46.7	 HOUSEHOLD INCOME \$65,294	 TRAFFIC COUNT 36,000 VPD Stoney Trail & Glenmore Trail SE
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