

## Shepard Industrial



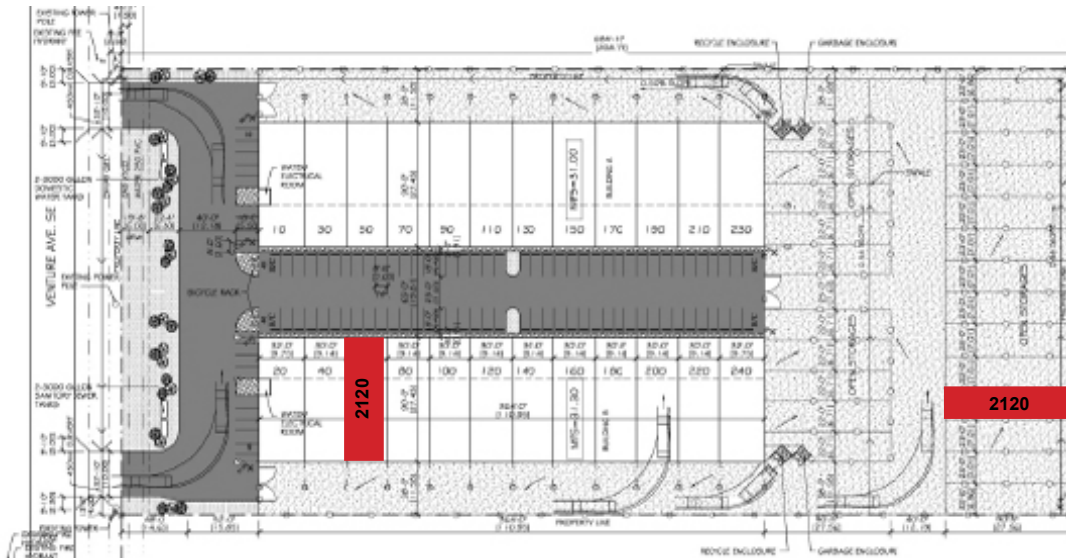
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# Property Details

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



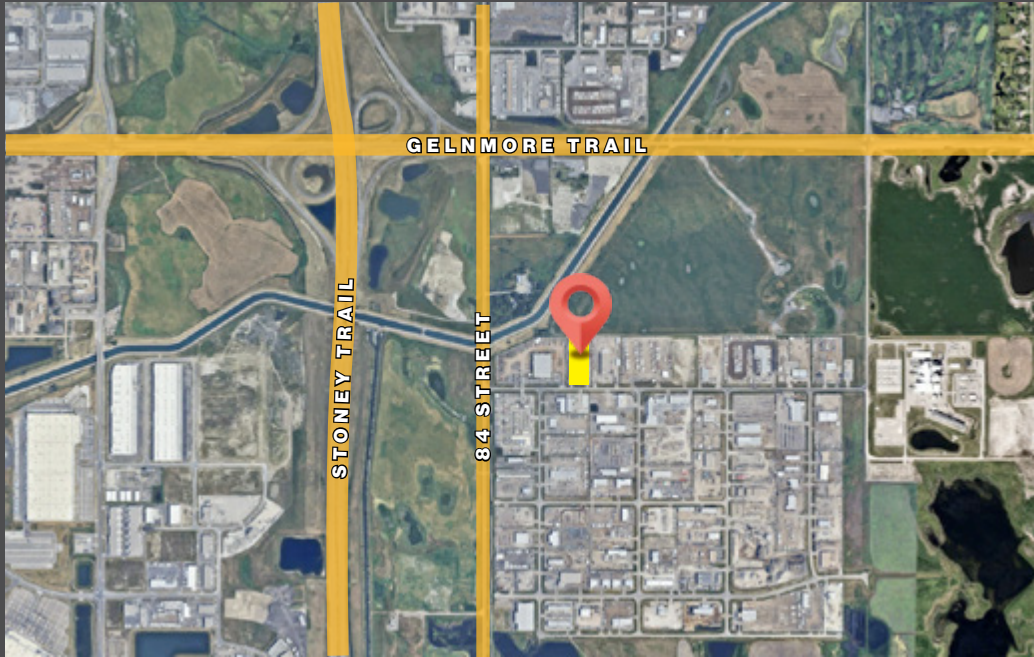


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# For Sale

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**Shepard Industrial Park, Warehouse Condo**





# Thank you for your Interest

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