

1177, 1185, 1193, 8800 Venture Avenue SE  
Calgary, Alberta

MLS # A2180251



**\$2,740,200**

**Division:** Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,370 sq.ft.

**Zoning:** DC-56

**Heating:** Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Landscaped, Paved

**Inclusions:** N/A

11,370 sf Office/Warehouse with 6,000 sf fenced yard located in Shepard Industrial Park with convenient access to 84th Street, Glenmore, Stoney and Deerfoot trails. The warehouse has storage, radiant heat and make up air and 1000 amp power. Bring in the New Year in your new location. This property is also listed for lease.