

2120 & 2128, 8800 VENTURE AVENUE SE
CALGARY, AB

FOR SALE
INDUSTRIAL BAYS



Property Features

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|--------------------------------|--|
| Available Area per Bay: | 3,600 sq. ft. +/- |
| Main Floor Office: | 900 sq. ft. +/- |
| Second Floor Office: | 900 sq. ft. +/- |
| Warehouse Area: | 1,800 sq. ft. +/- |
| Fenced Yard: | 2,000 sq. ft. +/- Assigned |
| Available: | Immediately |
| Location: | Shepard Industrial |
| Taxes (2021): | \$11,591 (Bay 2120); \$10,396 (Bay 2128) |
| Condo Fees: | \$356.87/mth |
| Zoning: | I-G (Industrial General) |
| Power: | 200 Amp |
| Ceiling Height: | 22' clear |
| Loading: | 1 - 16' x 16' Drive-in Door/Bay |

PROPERTY HIGHLIGHTS

- Easy access to Glenmore and Stoney Trails with direct access to 84th Street
- Bay 2128 has two offices, washroom & kitchen on main; 2nd floor has two offices, reception and a washroom
- Fenced yard included
- Bay 2120 has 2 offices, washroom and 2 offices, reception & washroom on 2nd floor
- Bay 2120 tenant could stay

ASKING PRICE: \$648,000 PER BAY (\$180/SF)

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