

FOR SALE/LEASE

**11,370 SF
+ 6,000 SF YARD**



**1177, 1185, 1193, 8800 VENTURE AVE SE
CALGARY, AB**

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PROPERTY OVERVIEW

FOR SALE: \$2,797,020 (\$246/SF)

FOR LEASE: \$14.00/SF (ESCALATING)

Property Overview

■ Location:	Shepard Industrial Park	■ Op Costs:	\$7.00/SF
■ Total Area:	11,370 SF	■ Taxes:	\$45,160.98 (2024)
■ Main Level:	8,339 SF	■ Power:	200 Amp x 3 (TBV)
■ Mezzanine Office:	3,031 SF	■ Zoning:	DC-56
■ Ceiling Height:	22" clear	■ Possession:	January 1, 2025
■ Loading:	3 - 16' x 16' DI door	■ Year Built:	2008
■ Lease Rate:	\$14.00/SF (Escalating)		

Property Features

- Includes 6,000 SF fenced yard
- End unit with gated yard for additional storage
- Radiant tube heaters in shop bays with makeup air system
- Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th Street

[Virtual Tour](#)

PROPERTY PHOTOS



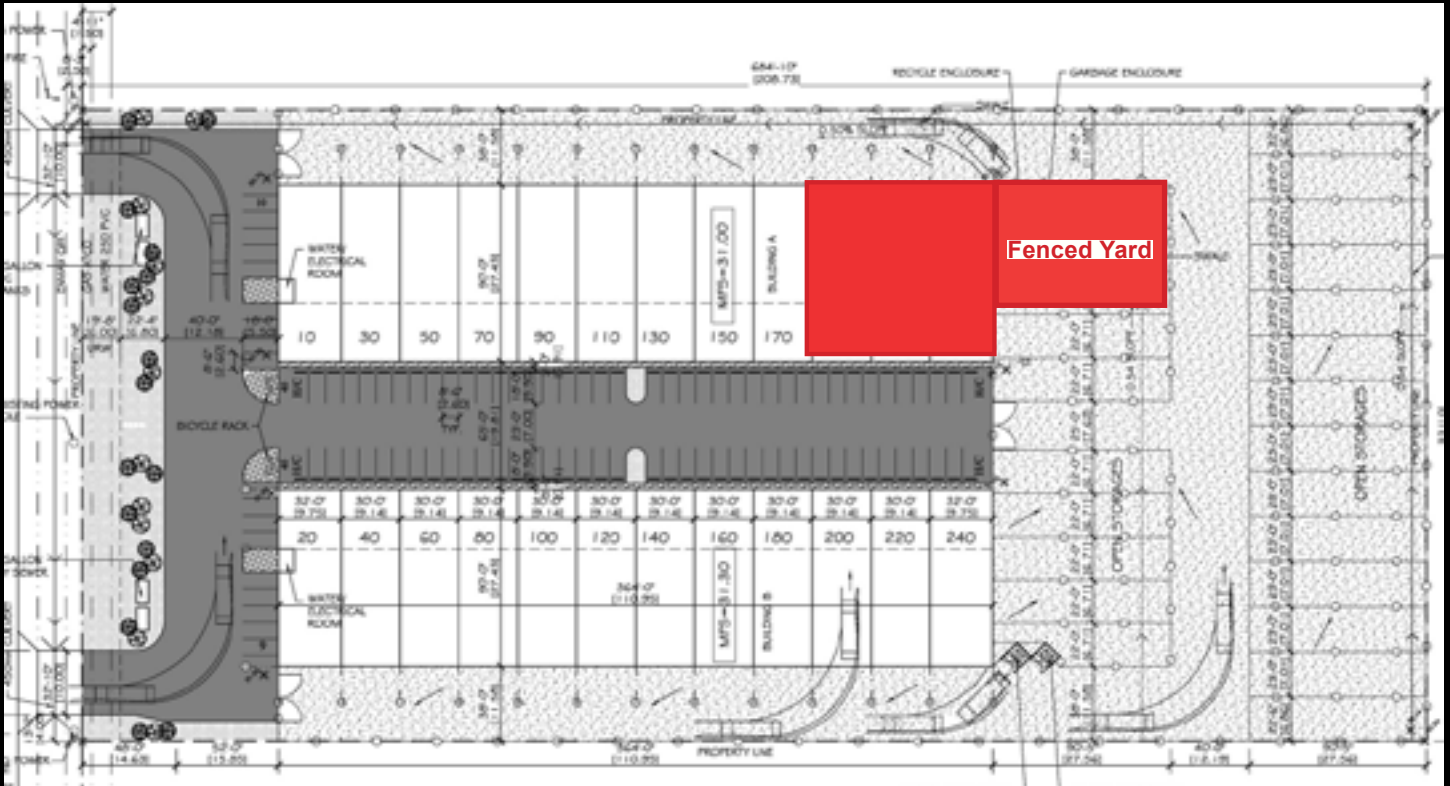
PROPERTY PHOTOS



FLOOR PLANS



SITE PLANS



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