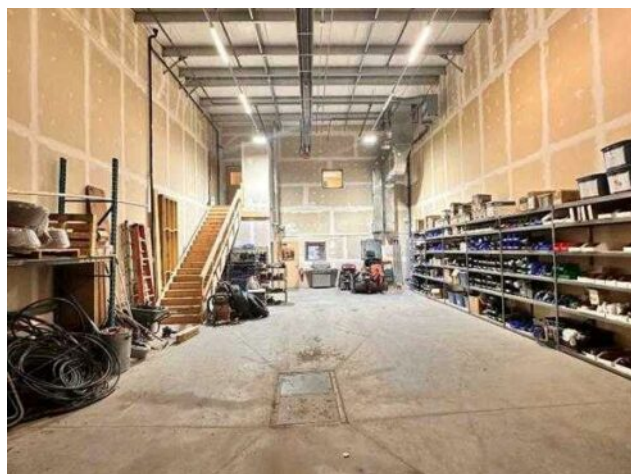


**2120, 8800 Venture Avenue SE
Calgary, Alberta**

MLS # A2278002



\$798,000

Division: Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,600 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Shepard Industrial Park, Warehouse Condo for sale or lease. Total available size 3,600 SF | Warehouse 1,800 SF | Two Offices 900 SF each | Mezzanine 2000 SF, fenced yard (assigned). Land use DC-56. Fenced yard for secure outdoor storage. Excellent accessibility & direct connection to the new 84th St SE & Venture Ave SE interchange. Quick access to Stoney Trail & Glenmore Trail SE for efficient logistics. Located in Shepard Industrial Park & a growing SE Calgary industrial hub. Ideal for businesses needing flexible warehouse + office + yard space.