



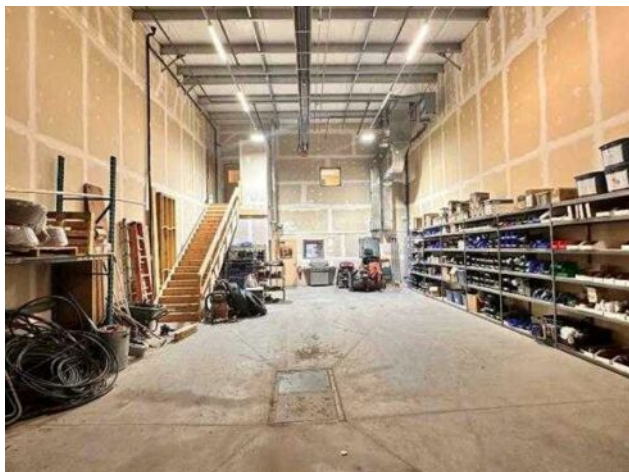
**GRASSROOTS**  
REALTY GROUP

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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.