



**2112, 8800 Venture Avenue SE
Calgary, Alberta**

MLS # A2291947



\$825,800

Division: Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,750 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Located in the growing Shepard Industrial Park, this 2,750± sq. ft. industrial warehouse bay offers a functional layout and excellent access for industrial and service-based businesses. The unit features 22 ft ceilings, a 16' x 16' drive-in overhead door, radiant heat, a sump, and is engineered to accommodate a 5-ton crane, making it ideal for fabrication, manufacturing, automotive, or service operations. The space includes two private offices, two washrooms, a kitchen area, and a spacious warehouse bay, providing both administrative and operational functionality. A fenced yard offers secure outdoor storage, a rare and valuable feature for industrial users. Strategically positioned with direct access to the new 84 Street SE & Venture Avenue SE interchange, the property offers quick connectivity to Stoney Trail and Glenmore Trail SE. The surrounding transportation corridors carry strong daily traffic volumes, with approximately 40,000+ vehicles per day on Stoney Trail and over 25,000 vehicles per day along Glenmore Trail SE, enhancing accessibility for staff, suppliers, and clients. Zoned DC-56, this versatile industrial bay presents an excellent opportunity for owner-users or investors seeking space in one of Calgary's rapidly expanding industrial districts.