



1177, 1185 & 1193, 8800 Venture Avenue SE  
Calgary, Alberta

MLS # A2180276



**\$13 per sq.ft.**

**Division:** Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,370 sq.ft.

**Zoning:** DC-56

**Heating:** Make-up Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Landscaped

10,800 sf Office/Warehouse with 6,000 sf fenced yard located in Shepard Industrial Park with convenient access to 84th Street, Glenmore, Stoney and Deerfoot trails. The warehouse has storage, radiant heat and make up air. Bring in the New Year in your new location. This property is also listed for sale.