

# \$850,000 - 2128, 8800 Venture Avenue Se, Calgary

MLS® #A2243058

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

Well-located in Calgary's Shepard Industrial area, this 3,600 SF industrial condo features 1,800 SF of warehouse with 22' clear height and a 16' x 16' drive-in door, plus 900 SF of main floor office and 900 SF of second-floor space that can be leased separately. A rare  $\pm$ 2,000 SF fenced yard provides secure outdoor storage. Zoned I-G with 200 Amp power and excellent access to Stoney and Deerfoot Trails.

A flexible and functional space ideal for a range of industrial users.

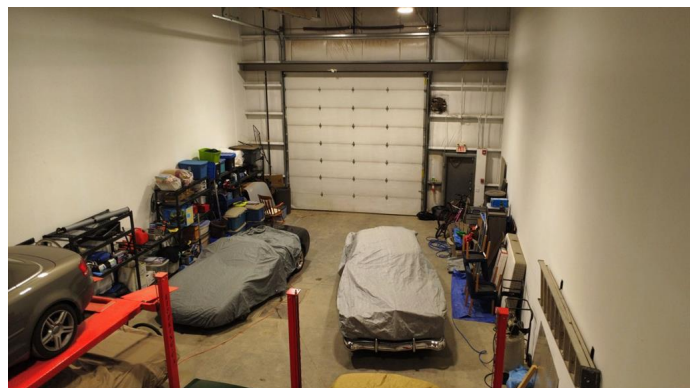
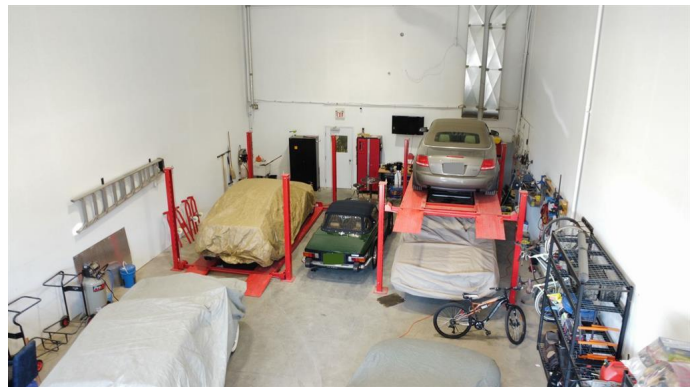
Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2243058   |
| Price      | \$850,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2128, 8800 Venture Avenue Se |
| Subdivision | Shepard Industrial           |
| City        | Calgary                      |
| County      | Calgary                      |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3S 0A2 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 24              |
| Zoning         | I-G             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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