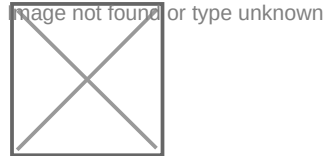


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2128, 8800 VENTURE AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31482

MLS ID:
A2243058

\$850,000



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.
 403-531-4336

 2128, 8800 Venture Avenue SE, Calgary , Alberta T3S 0A2

Transaction Type For Sale	Title Fee Simple	Days On Market 34
Zoning I-G	Subdivision Shepard Industrial	Building Type Condo Complex
Year Built 2008	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 09131009	Building Area (Sq. Ft.) 3600.00
Building Area (Sq. M.) 334.45	Inclusions No	Restrictions None Known
Reports None		

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 ±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.

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