

CONDO WITH YARD
// 3,600 SF

FOR SALE

2128 8800 Venture Ave SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Convenient access to major transportation routes.
- Fenced yard compound.
- Second floor office can be leased separately.

PROPERTY OVERVIEW

Address:	2128 8800 Venture Ave SE, Calgary
District:	Shepard Industrial
Zoning:	Industrial General (I-G)
Year Built:	2008
Main Floor Office Area:	900 SF
Second Floor Area:	900 SF
Warehouse Area:	1,800 SF
Total Square Footage:	3,600 SF
Fenced Area:	± 2,000 SF

Sale Price:	\$850,000.00
Property Tax (est. TBV):	\$14,767.76
Condo Fees:	\$504.00
Availability:	60 days
Clear Height:	22'
Loading:	(1) 16' x 16' Drive in Door
Power:	200 Amps @ 120/208

INTERIOR FEATURES //



Features:

TBV



LOCATION

Located in SE Calgary, Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Alstar Group, J & R Hall Transport Inc., Doublestar Drilling, North Star Contracting and others.**



Drive Times:

Stoney Trail: **7 minutes**
Deerfoot Trail SE: **13 minutes**
Calgary Airport: **25 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Auto Route



restaurants
& fast food



fuel / charging
stations



Prime Industrial
park location

