

# \$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 ±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.

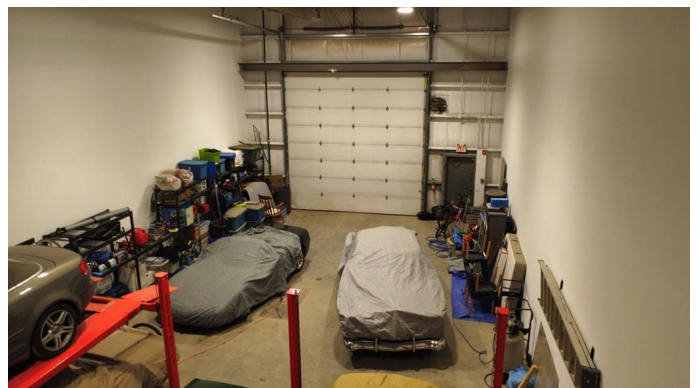
Built in 2008

## 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	2
Zoning	I-G

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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