

# \$2,740,200 - 1177, 1185, 1193, 8800 Venture Avenue Se, Calgary

MLS® #A2180251

**\$2,740,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

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 lease.

Built in 2008

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2180251    |
| Price      | \$2,740,200 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2008        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1177, 1185, 1193, 8800 Vent |
| Subdivision | Shepard Industrial          |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3S 0A2                     |

### Amenities



Parking Spaces      9

**Interior**

Heating                      Natural Gas, Radiant

**Exterior**

Lot Description          Landscaped, Paved

Roof                          Metal

Construction            Metal Siding

Foundation              Poured Concrete

**Additional Information**

Date Listed                November 20th, 2024

Days on Market          290

Zoning                      DC-56

**Listing Details**

Listing Office            Royal LePage Solutions

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