

\$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.

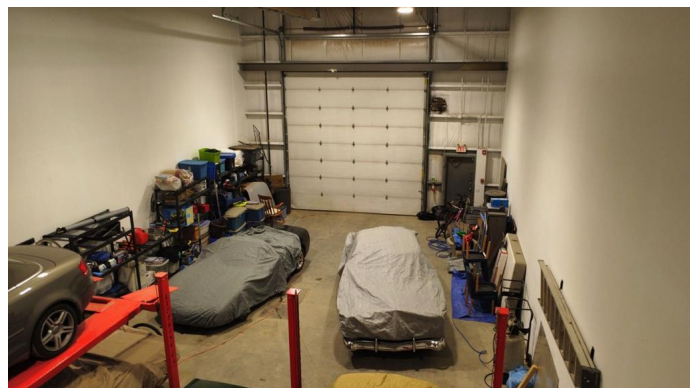
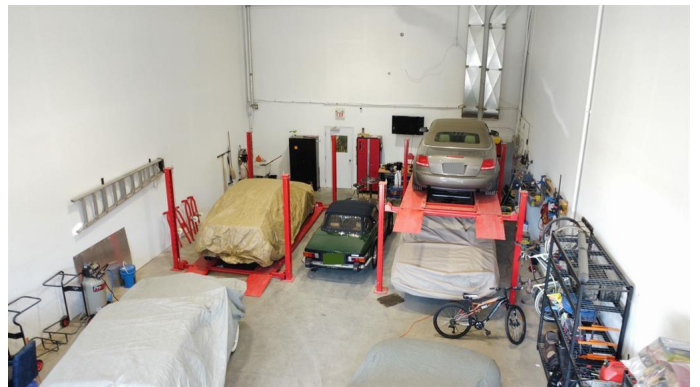
Built in 2008

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	21
Zoning	I-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.