

# \$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          249

Zoning                      DC-56

**Listing Details**

Listing Office            Royal LePage Solutions

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.