

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

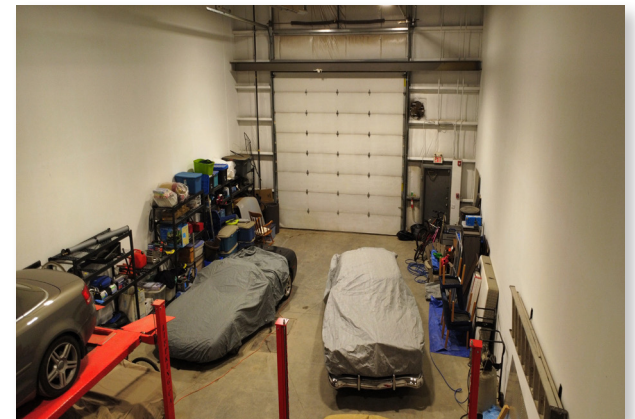
Sale Price:	\$850,000.00
Property Tax (est. TBV):	\$14,767.76
Condo Fees:	\$504.00
Availability:	60 days
Clear Height:	22'
Loading:	(1) 16' x 16' Drive in Door
Power:	200 Amps @ 120/208

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

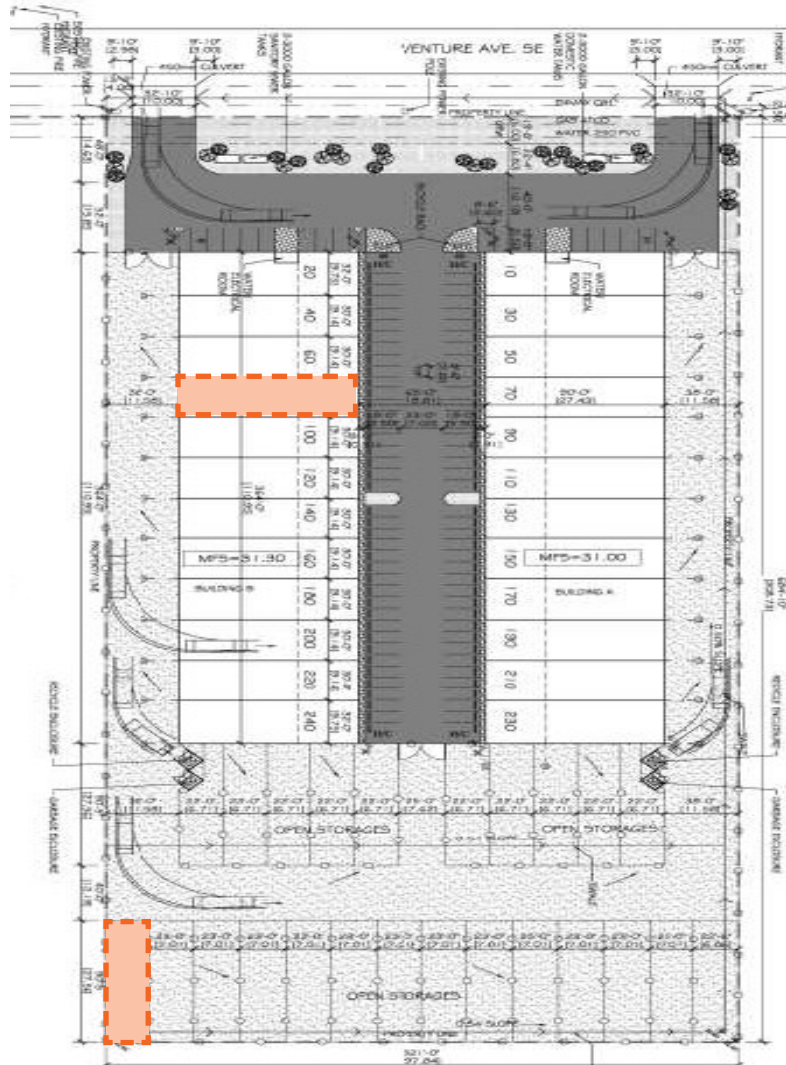


fuel / charging
stations



Prime Industrial
park location

SITE PLANS



Total floor plan area is 3,600 SF. The warehouse is 1,800 SF, the office area is 900 SF, and the second floor is 900 SF.

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