



8800 Venture Avenue Calgary Alberta

\$825,800

Located in the growing Shepard Industrial Park, this 2,750? sq. ft. industrial warehouse bay offers a functional layout and excellent access for industrial and service-based businesses. The unit features 22 ft ceilings, a 16' x 16' drive-in overhead door, radiant heat, a sump, and is engineered to accommodate a 5-ton crane, making it ideal for fabrication, manufacturing, automotive, or service operations. The space includes two private offices, two washrooms, a kitchen area, and a spacious warehouse bay, providing both administrative and operational functionality. A fenced yard offers secure outdoor storage, a rare and valuable feature for industrial users. Strategically positioned with direct access to the new 84 Street SE & Venture Avenue SE interchange, the property offers quick connectivity to Stoney Trail and Glenmore Trail SE. The surrounding transportation corridors carry strong daily traffic volumes, with approximately 40,000+ vehicles per day on Stoney Trail and over 25,000 vehicles per day along Glenmore Trail SE, enhancing accessibility for staff, suppliers, and clients. Zoned DC-56, this versatile industrial bay presents an excellent opportunity for owner-users or investors seeking space in one of Calgary's rapidly expanding industrial districts. (id:6769)

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