

FOR SALE OR LEASE

UNIT 2152, 8800 VENTURE AVENUE SE

3,600 SQUARE FEET



Property Description

3,600 Square Feet (Approx.)

- Located in Shepard Industrial Park
- Office and Warehouse Bay shell
- Includes 2,000 sq. ft. fenced yard
- Concrete mezzanine

Property Highlights

- Easy Access to Glenmore Trail and new Calgary Ring Road
- Zoning - DC-56 (City of Calgary)
- Available Immediately
- Infrared Heating
- Plumbing rough-in

For information and options on this property contact:

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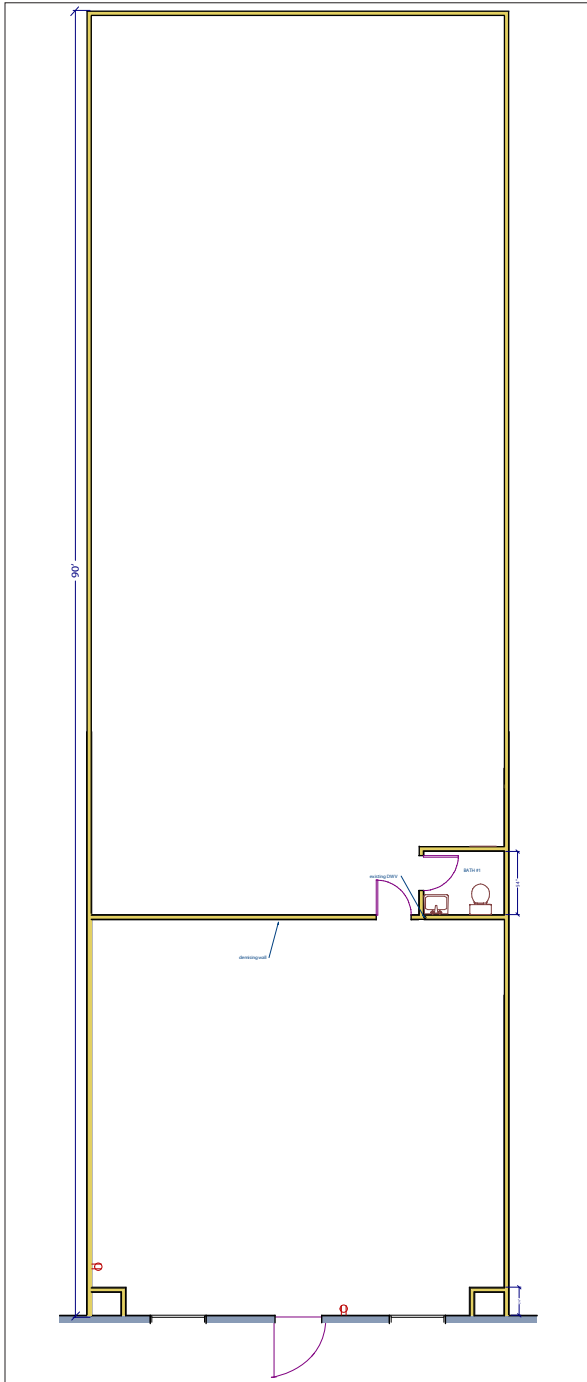
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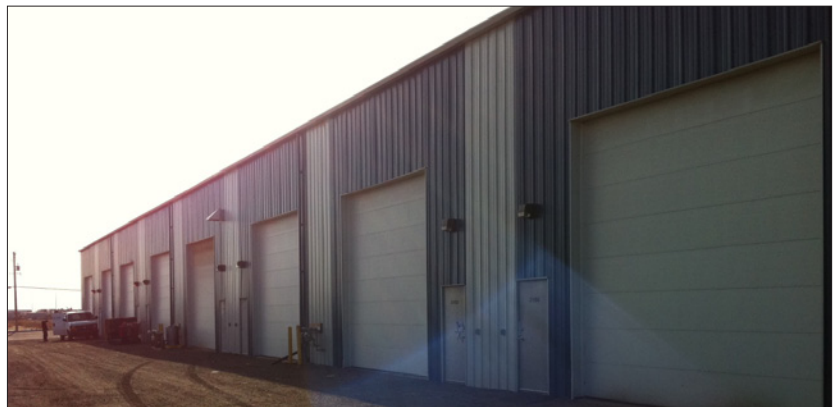
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Proposed Floor Plan



PROPERTY DETAILS

Sale Price:	\$475,500
District:	Shepard
Loading:	1 Drive-in door 16' X 16'
Power:	200 amp (TBV)
Net Rent:	\$10.00
Operating Cost:	\$3.00
Ceiling Height:	22'
Proposed Main Floor Office:	900 sq. ft.
Undeveloped Mezzanine:	900 sq. ft.
Warehouse:	1,800 sq. ft.
Total:	3,600 sq. ft.



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Aerial Map



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