

**AVISON
YOUNG**

FOR LEASE

2192

8800 VENTURE AVENUE SE

Calgary, AB

INDUSTRIAL CONDO WITH YARD

GET MORE INFORMATION

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AVAILABLE SIZE	Main Floor Office	1,800 SF
	Second Floor Office	1,800 SF
	Shop	6,390 SF
	Total	9,990 SF

LOADING	4 × 16' × 16' Grade-level over-head doors
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CLEAR HEIGHT	Approximately 22'
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POWER	200 Amp / 600 Volt or 576 Amp / 208 Volt
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ZONING	I-G – Industrial General
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YARD	±7,500 SF Private, secured and fenced yard
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NET RENT	\$11.00 PSF
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OP COSTS	\$5.30 PSF
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AVAILABILITY	Immediately
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9,990 SF industrial space across three open bays; expandable to 13,590 SF with adjacent 3,600 SF bay



7,500 SF secured yard ideal for outdoor storage and operations

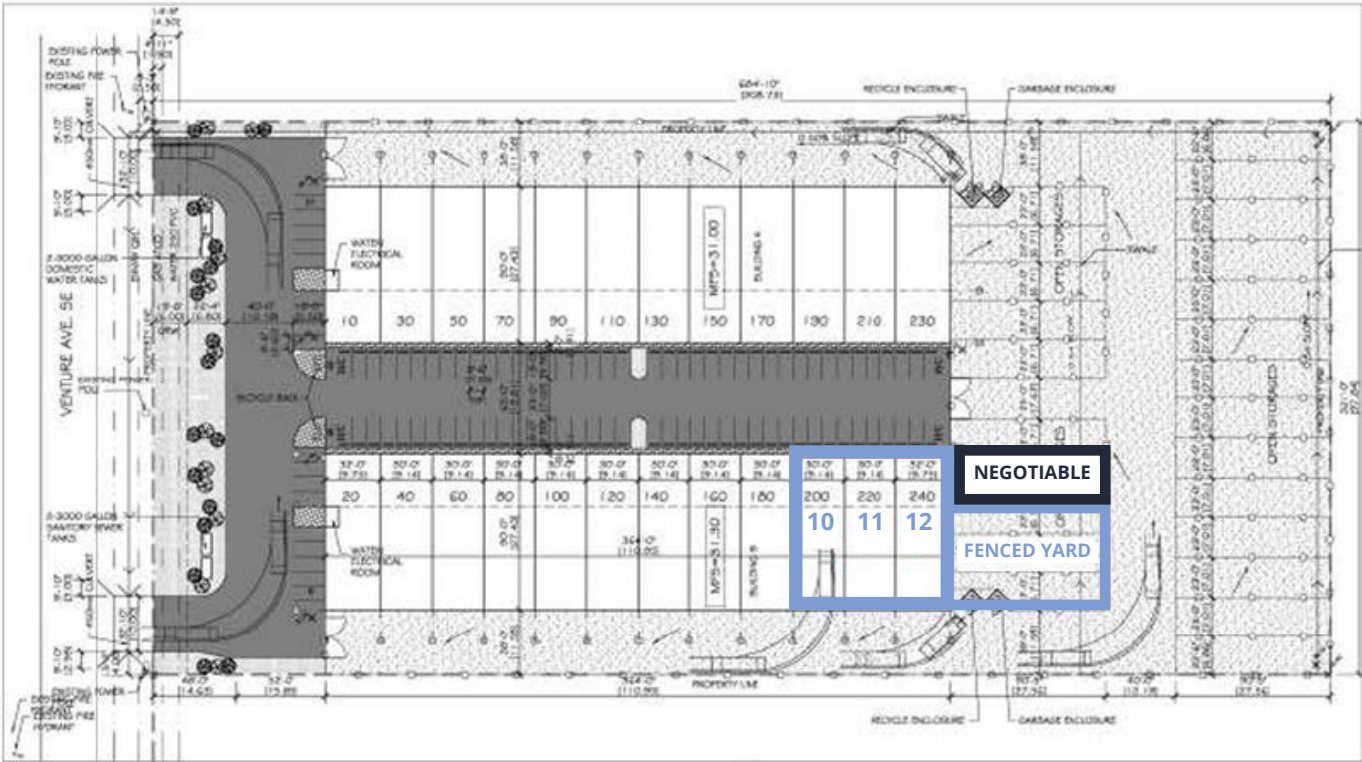


Four 16' × 16' grade doors and sumps in each bay



Excellent access to 84th Street, Stoney & Glenmore





FOR LEASE

61 AVENUE SE

25 MINUTES
to Downtown Core

27 MINUTES
YYC Airport

GREAT PLAINS

GREAT PLAINS EAST

GLENMORE TRAIL

GLENMORE TRAIL

2192

8800 VENTURE AVE SE
Calgary, AB

SECTION 23

SOUTH
FOOTHILLS

52 STREET SE

STONEY TRAIL SE

STONEY TRAIL SE

SHEPARD

114 AVENUE SE

N

DRIVE TIMES

25

minutes
22.8 km to
Downtown Core

27

minutes
29.2 km to
YYC International Airport

7

minutes
5.9 km to
Stoney Trail

5

minutes
2.5 km to
Glenmore Trail

NEARBY AMENITIES

1. Jamrock Lounge & Grill
2. Triple O's
3. Tim Hortons
4. Husky/Esso
5. Boiling Oar Brewing Company
6. Big Sky BBQ Big Rock Brewery
7. Feast of India
8. A&W Canada
9. McDonalds
10. DQ Grill & Chill Restaurant

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Platinum member

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