

**11,370 SF INDUSTRIAL BAYS
+ 6,000 SF YARD**



FOR SALE

Leased - Remains for Sale

**1177, 1185, 1193, 8800 VENTURE AVE SE
Calgary, AB**

Julie Stefan, Associate
403-804-1399
jstefan@royallepagecommercial.com

John Hamilton, Associate
403-815-9041
hamilton.calgary49@gmail.com

Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary,
AB

Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary,
AB

FOR SALE: \$2,694,690 (\$237/SF)

Property Overview

- Total Area: 11,370 SF
- Main Warehouse: 7,770 SF
- Main Office: 900 SF
- Mezzanine Office: 2,700 SF
- Loading: 3 - 16' x 16' - DI
- Ceiling Height: 22' clear height
- Condo Fees: \$1,545.81
- Taxes: \$48,896 (2025)
- Power: 200 Amps
- Zoning: DC-56
- District: Shepard Industrial
- Possession: Immediate
- Year Built: 2008

Property Features

- This is a flexible co-warehouse/office/yard space
- End unit with gated and fenced 6,000 SF yard for additional storage
- Radiant tube heaters in shop bays, with make-up air system
- Excellent access to Deerfoot and Stoney Trails & direct access to 84th Street

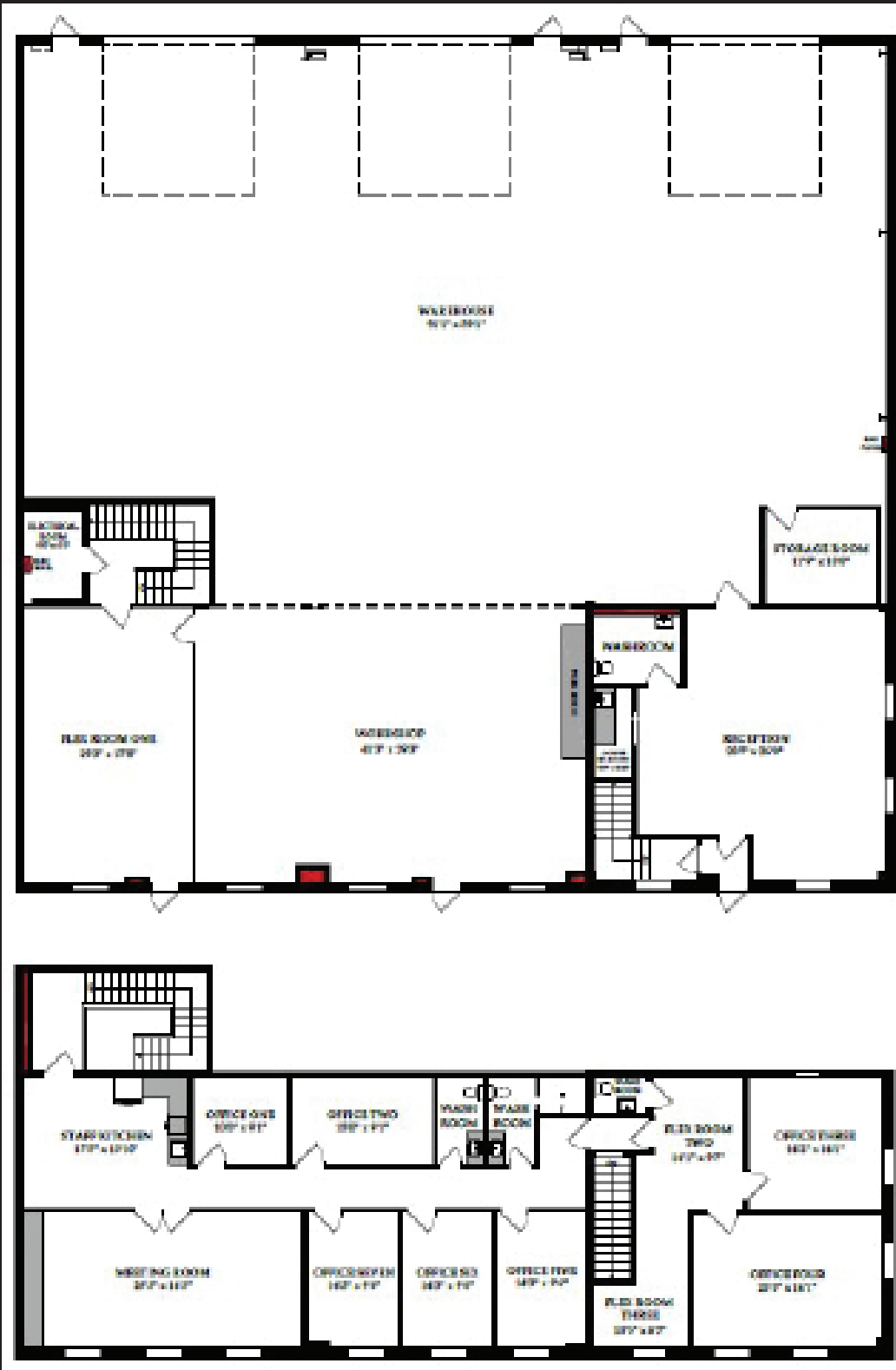
[Virtual Tour](#)

PROPERTY OVERVIEW

PROPERTY PHOTOS



FLOOR PLANS



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.