

# For Lease - Ready Immediately

8800 Venture Ave SE Calgary, AB

13,500 Square Feet

Unique Industrial Condo Bays with Attached, Fenced and Secure Yard

Call the Listing Agent

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**ROMAN**  
Real Estate

# The Property

## Address

Unit 2192

8800 Venture Ave SE Calgary, AB

## Size

Shop Space: 9,000 SF

Downstairs Office, Lunchroom, Parts Room: 1,800 SF

Upstairs Office, Meeting Room: 2,700 SF

Total: 13,500 SF

## Yard

100' x 100' - 10,000 SF

4 Entrance Gates to the Yard. Fenced, Private and Secure

## Loading

5 - 16 x 16 Overhead Doors

## Rent

\$ 13.00 PSF

## Operating Costs

\$ 6.00 / psf

## Power

200 Amp/600 Volt or 576 Amp/208 Volt

## Zoning

I-G (Industrial General)

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice



