



VENTURE AVENUE SE

FOR SALE/LEASE

5.71 ACRES OF LAND
9300 VENTURE AVENUE SE
CALGARY, AB



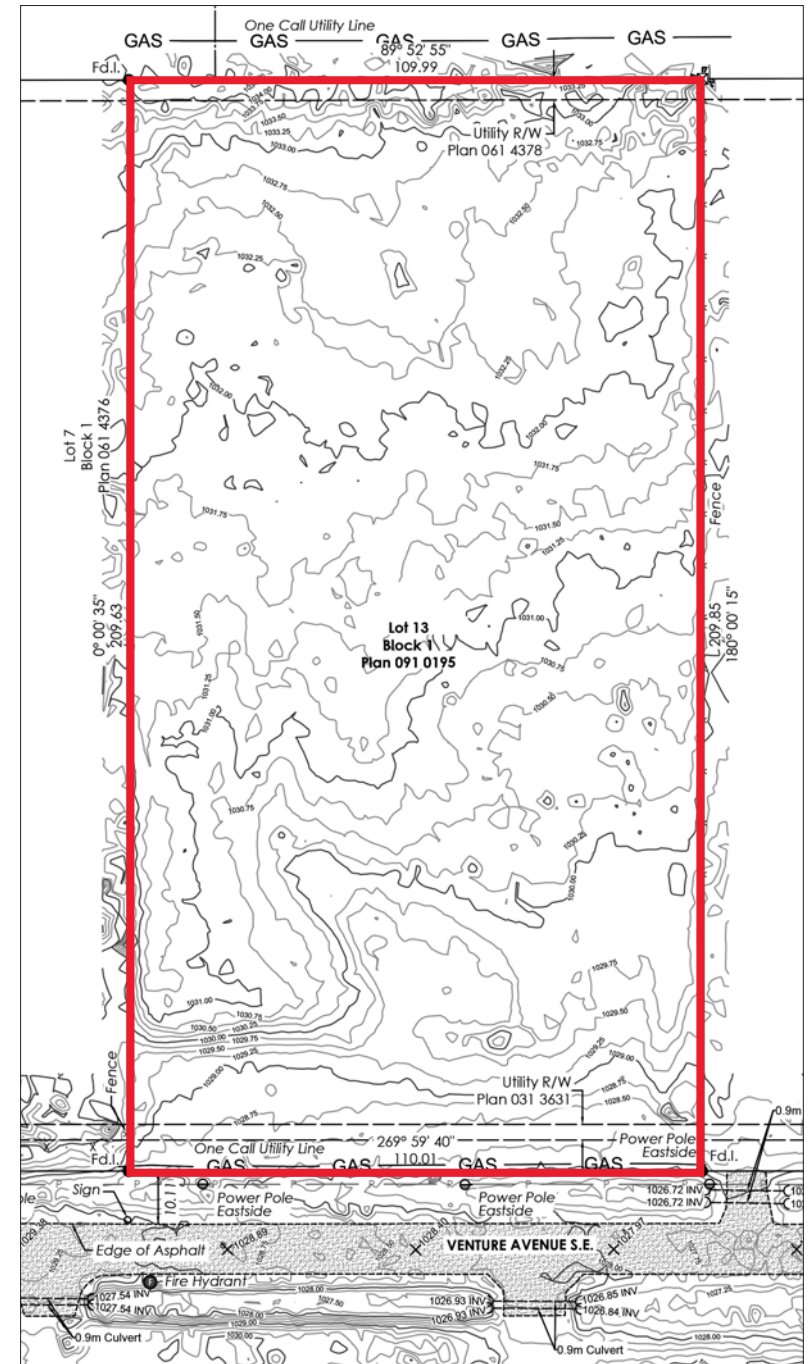
Lead Agents:
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PROPERTY DETAILS

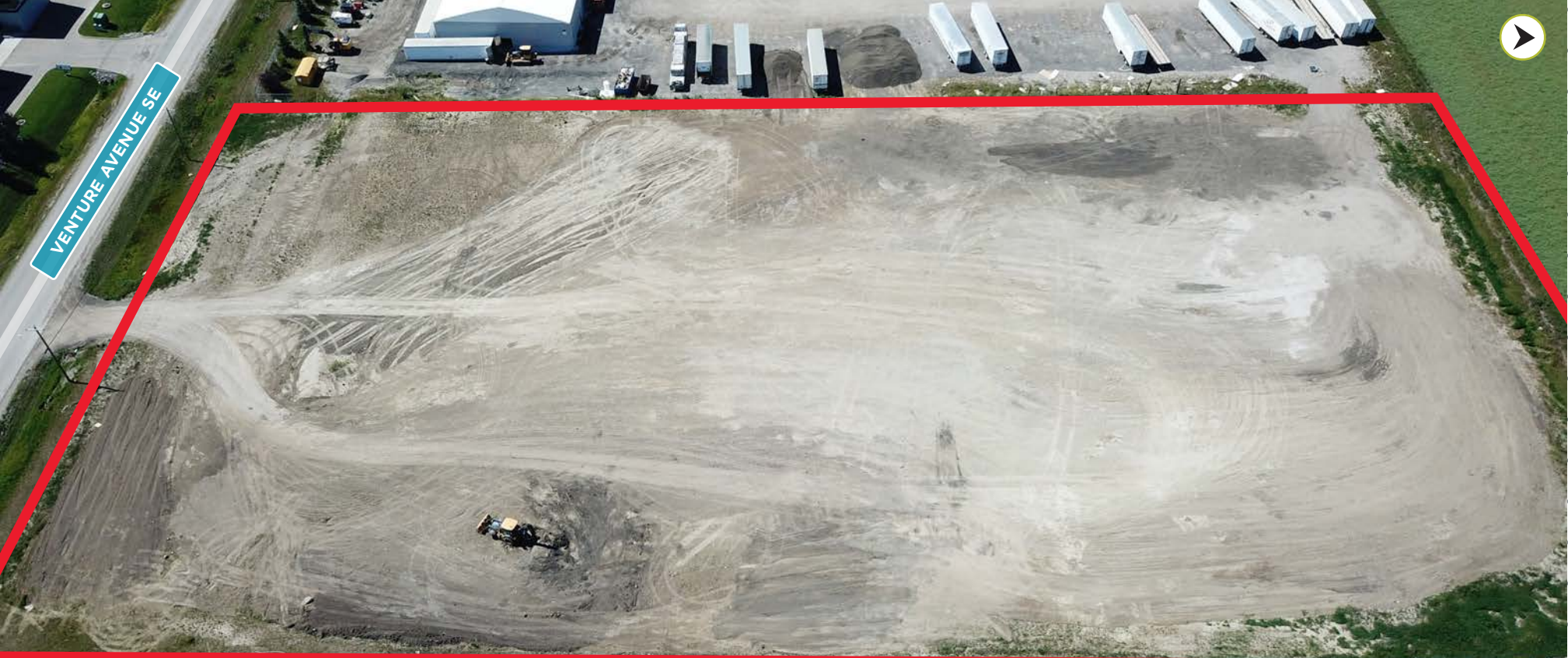
District:	Shepard Business Park
Zoning:	DC-56 (Direct Control)
Available Area:	± 5.71 acres of land
Sale Price:	\$4,000,000
Lease Rate:	\$1.10 psf net
Property Taxes:	\$52,781.28 (2024)
Availability:	Immediate
Services (Located within Roadway/Ditch):	<ul style="list-style-type: none"> • Electricity • Gas • Internet/phone • Paved roads • Pressurized fire water system • Storm water management system

Highlights

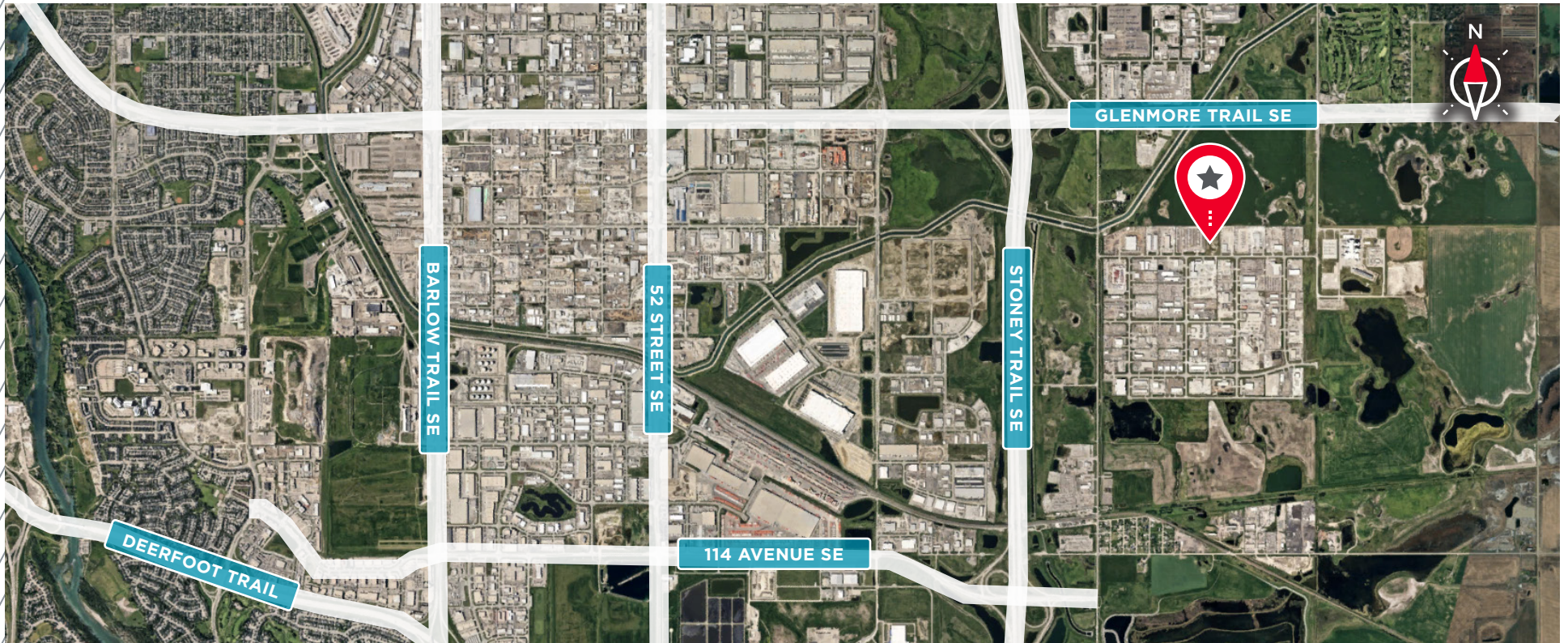
- Only available lot in Shepard Business Park
- Land is currently stripped and rough graded
- 150kVA 120/208 transformer on existing power pole in front of the property
- Broad industrial zoning allows for a wide variety of users
- Site is approximately 360 feet wide and 688 feet long
- Good access onto 114th Avenue SE and Stoney Trail



*Not to scale, not exactly as shown.



LOCATION MAP



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