

# \$6,950,000 - 9055 Innovation Avenue Se, Calgary

MLS® #A2215623

**\$6,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.40 Acres

Shepard Industrial, Calgary, Alberta

â€¢ Unique stand-alone

Service/Manufacturing building with yard in  
Shepard

Industrial Business Park

â€¢ Great location with quick access to Stoney  
Trail and Glenmore Trail SE

â€¢ Ready for 10 Ton Bridge Crane with  
18â€™+ hook height

â€¢ Electric Gates and doors

Built in 2018

## Essential Information

MLS® # A2215623

Price \$6,950,000

Bathrooms 0.00

Acres 4.40

Year Built 2018

Type Commercial

Sub-Type Industrial

Status Active

## Community Information

Address 9055 Innovation Avenue Se

Subdivision Shepard Industrial

City Calgary

County Calgary

Province Alberta

Postal Code T3S 0B5

## Exterior



|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Metal Frame, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 95               |
| Zoning         | DC-56            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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