

# \$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 Siding, Metal Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 49               |
| Zoning         | DC-56            |

**Listing Details**

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

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