

# \$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	117
Zoning	DC-56

**Listing Details**

Listing Office	CDN Global Advisors Ltd.
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