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## 9055 INNOVATION AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
30345


**MLS ID:**  
A2215623

**\$6,950,000**



 **MARK BIZEK**

 CDN Global Advisors Ltd.  
 403-531-4336

 9055 Innovation Avenue SE, Calgary , Alberta T3S 0B5

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|--|--|---|
| <b>Transaction Type</b><br>For Sale                  | <b>Title</b><br>Fee Simple                   | <b>Days On Market</b><br>64                                       |
| <b>Zoning</b><br>DC-56                               | <b>Subdivision</b><br>Shepard Industrial     | <b>Building Type</b><br>Free-<br>Standing,Manufacturing,Warehouse |
| <b>Year Built</b><br>2018                            | <b>Structure Type</b><br>Industrial          | <b>Property Type</b><br>Commercial                                |
| <b>Property Sub Type</b><br>Industrial               | <b>Legal Plan</b><br>1910388                 | <b>Building Area (Sq. Ft.)</b><br>15925.00                        |
| <b>Building Area (Sq. M.)</b><br>1479.47             | <b>Lot Size (Sq. Ft.)</b><br>191664          | <b>Lot Size (Acres)</b><br>4.40                                   |
| <b>Construction Type</b><br>Metal Frame,Metal Siding | <b>Roof</b><br>Metal                         | <b>Inclusions</b><br>Make-Up Air                                  |
| <b>Restrictions</b><br>Call Lister                   | <b>Reports</b><br>Building Plans,Call Lister |   |

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- Unique stand-alone Service/Manufacturing building with yard in Shepard Industrial Business Park • Great location with quick access to Stoney Trail and Glenmore Trail SE • Ready for 10 Ton Bridge Crane with 18'+ hook height • Electric Gates and doors

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