



**GRASSROOTS**  
REALTY GROUP

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**9055 Innovation Avenue SE  
Calgary, Alberta**

**MLS # A2215623**



**\$6,950,000**

**Division:** Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,925 sq.ft.

**Zoning:** DC-56

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 4.40 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Make-Up Air

• 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