

STAND-ALONE
SERVICE
MANUFACTURING
BUILDING

// ± 15,925 SF
On 4.40 Acres

FOR SALE/LEASE

9055 Innovation Ave SE, Calgary, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



- 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

PROPERTY OVERVIEW

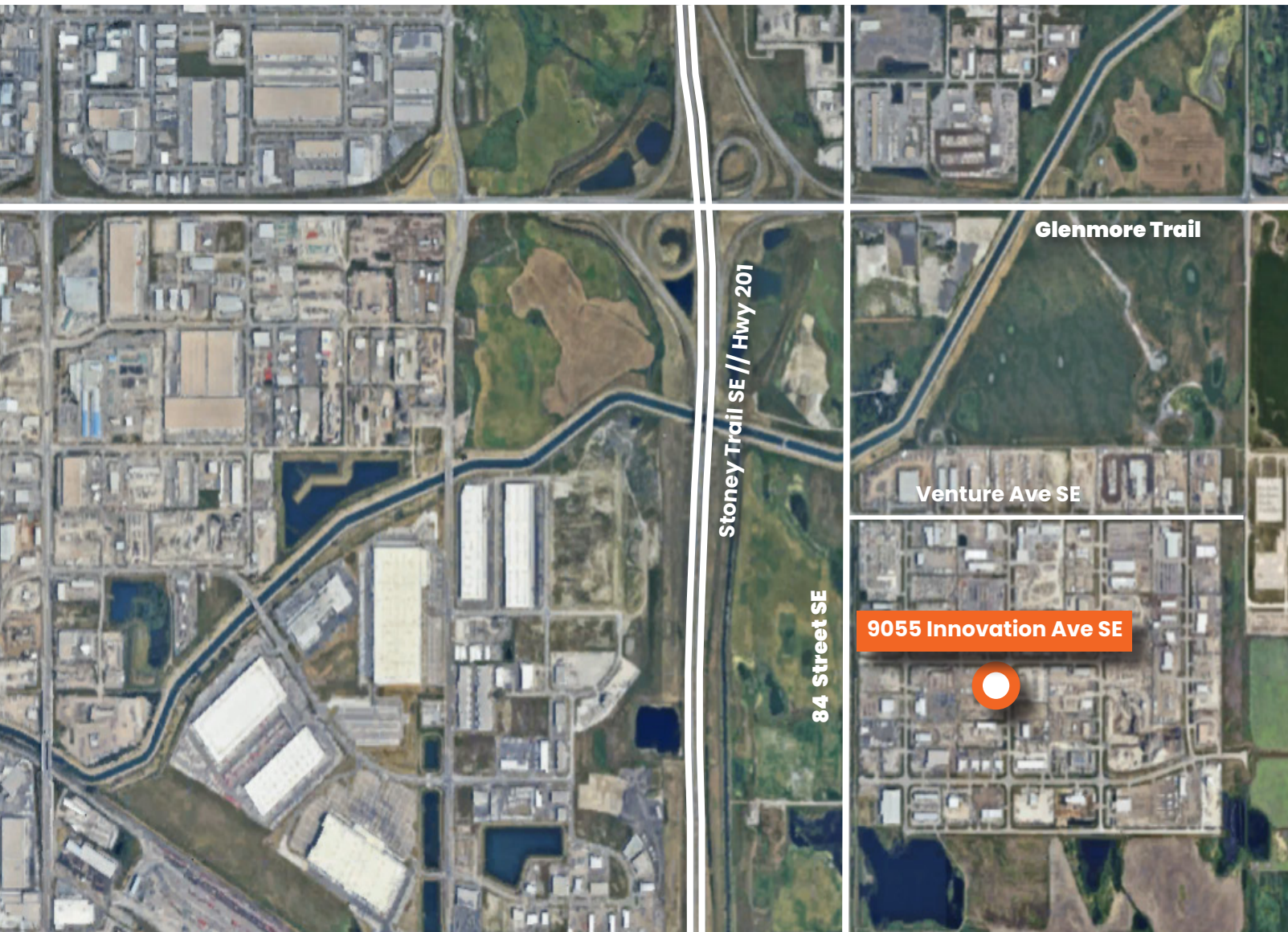
| | |
|------------------------------|---|
| Address: | 9055 Innovation Ave SE |
| District: | Shepard Industrial |
| Zoning: | DC-56 |
| Office Area: | ± 3,851 SF |
| Warehouse Area: | ± 12,074 SF |
| Total Square Footage: | ± 15,925 SF |
| Site Area: | 4.40 Acres |
| Plus: | Bonus mezzanine & storage room included (not permitted) |
| Sale Price: | \$6,950,000.00 |
| Property Tax: | \$115,691.58 (Est. 2025) |
| Lease Rate: | \$18.00 PSF / \$1.50 PSF for adjacent land |
| Operations Costs: | TBV |
| Make Up Air: | 30,000 CFM |
| Telecom: | Telus Fibre Optic |
| Loading: | 2 (16' x 16') Drive-in Door Can be upgraded to 80' Drive-through 5 Drive-through Bays |
| Clear Height: | 80' clear span warehouse |
| Crane Capacity: | Ready for 10 Ton Bridge Crane |
| Power: | 400 Amps @ 600 Volts, 3 Phase |
| Availability: | September 2025 |

EXTERIOR & INTERIOR FEATURES // 9055 Innovation Ave SE



LOCATION

Located in SE Calgary, Shepard Industrial Park, with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

Stoney Trail SE
(Glenmore Trail SE): **4 minutes**
Deerfoot Trail SE
(114 Avenue SE): **11 minutes**
Downtown Calgary: **25 minutes**
Calgary Airport: **25 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

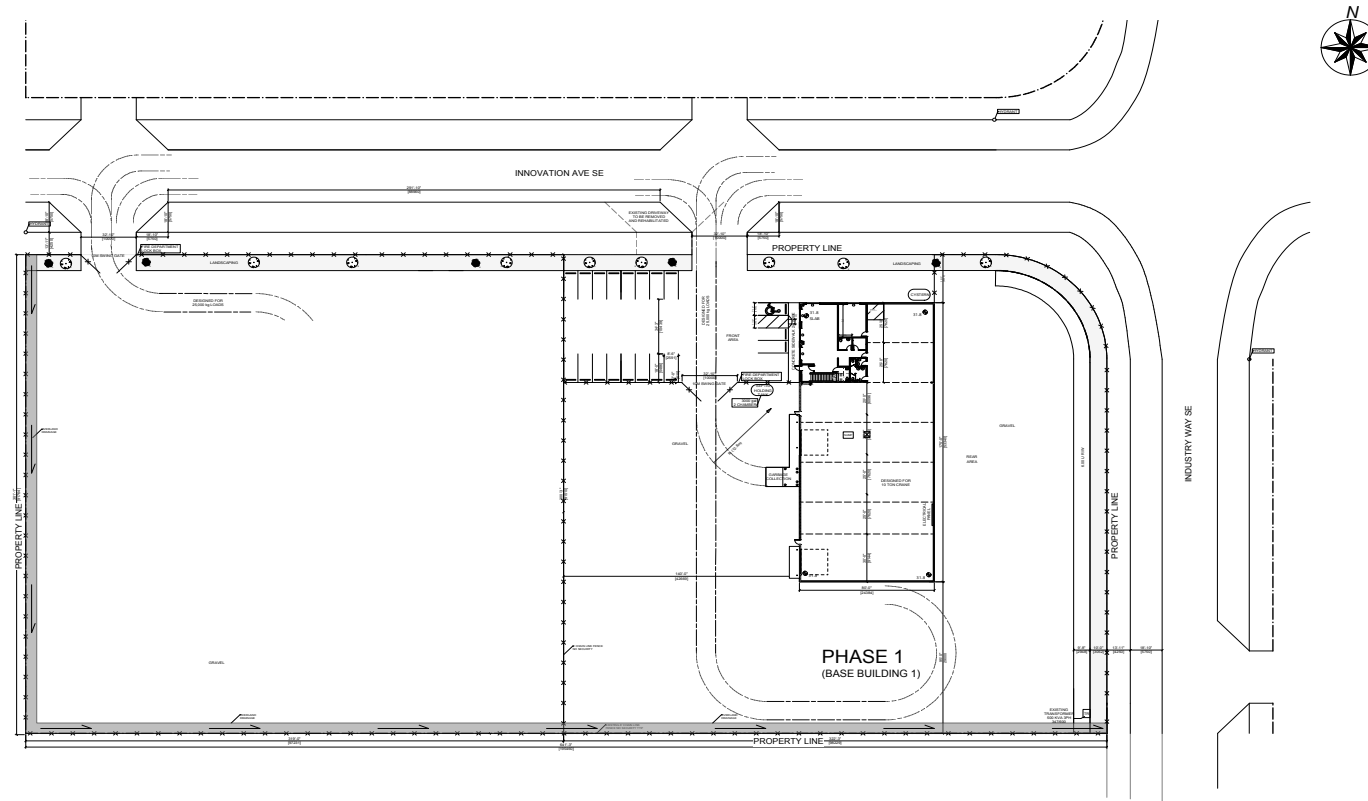


fuel / charging stations







Prime Industrial park location

SITE PLAN



| LEGAL DESCRIPTION: | PHASE 1 | PHASE 2 | |
|----------------------|----------------------------|----------------------------|--|
| DEVELOPMENT PERMIT: | | | |
| BUILDING PERMIT: | | | |
| LEGAL DESCRIPTION: | EAST 4 TH ACRES | WEST 2 ND ACRES | |
| LOT: | 2 | 11 | |
| BLK/CD: | 7 | | |
| PLAN: | 914329 | 914328 | |
| CITY ADDRESS: | INNOVATION AVE SE | INNOVATION AVE SE | |
| ZONING: | L9 | L9 | |
| AREA: | 0.25 | 0.25 | |
| SITE AREA: | 0.759 Sqm | 0.759 Sqm | |
| PARCELS: | 11 STABLE | 11 STABLE | |
| SEW. AREA: | 0.0000 | 0.0000 | |
| SEW. FLOW: | GROUP 1 FLOW 2 | GROUP 1 FLOW 2 | |
| OFFICE AREA: | GROUP 1 | GROUP 1 | |
| DEFENSE LAB: | GROUP 2 | GROUP 2 | |
| POTENTIAL EMPLOYEES: | 15 | | |

| LANDSCAPING: | # | SYMBOL | DESCRIPTION |
|--|---|---|-----------------------|
| NOTE: DRAIN IRRIGATION FOR TREES ONLY. | 3 |  | CONIFEROUS SPRUCE 2m |
| NATURALIZED GRASS TO BE PROVIDED IN LANDSCAPED AREAS | 2 |  | CONIFEROUS SPRUCE 2m |
| | 4 |  | DECIDUOUS MALE POPLAR |
| BARK MULCH AROUND TREES | 5 |  | DECIDUOUS MALE POPLAR |
| LANDSCAPE AREA: PHASE 1: 515m PHASE 2: 265m | | | |

| | | | | | | | | | |
|-----|------|-------------|---|--|---|------------|---|--|----------|
| | | | <div>DRAWN: G. BOZEK DATE: MAR 23, 2017 SCALE: 1"=50' SHEET: 2 OF 2</div> | | <div>45 INDUSTRY WAY SE SITE PLAN</div> | | <div>CUSTOMER: BOZEK AB LTD PROJECT: AZ DRAWING #</div> | | REVISION |
| REV | DATE | DESCRIPTION | <div>AZIMUTH BUILDERS LTD PHONE: (403) 801 4612</div> | | | AZ11-S1-01 | | | |
| | | | | | | | | | |
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Total floor plan area is ± 15,925 SF. The warehouse or main floor is ± 12,074 SF and the office area is ± 3,851 SF.

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