FOR SALE/LEASE

4,032 SF CENTRALLY LOCATED CONDOMINIUM UNIT



6769 FAIRMOUNT DRIVE SE CALGARY, AB



Lead Agents:

ZACK DARRAGH zack.darragh@cushwake.com

SAM HURL sam.hurl@cushwake.com

PROPERTY **DETAILS**

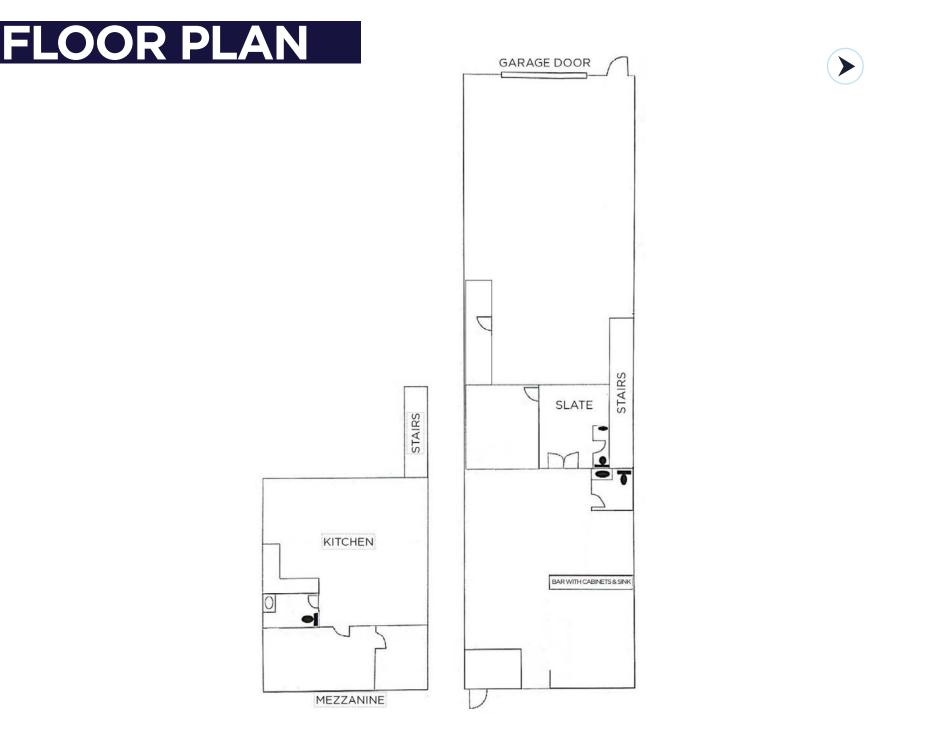
Legal Description:	Plan 0412882; Unit 17	
District:	Fairview	
Available Area:	Main Floor Office Area: 2 nd Floor Office Area: Shop Area: Total Area:	± 1,176 sf ± 1,176 sf ± 1,680 sf ± 4,032 sf
Year Built:	2004	
Zoning:	I-G (Industrial General)	
Ceiling Height:	25' clear	
Power:	100 Amps @ 600 Volts	
Loading:	1 (12' x 14') drive-in door	
Asking Price:	\$1,230,000 NOW \$1,170,000	
Lease Rate	Market	
Property Taxes:	\$24,851.19 (2024)	
Condo Fees:	\$788.68/month (2025)	
Available:	30 days notice	

HIGHLIGHTS

- 6 parking stalls available
- Sprinklers on site
- High quality office build out
- Large marshalling area
- 2 different access points
- Centrally located with close proximity to Macleod Trail, Glenmore Trail and CF Chinook Shopping Centre





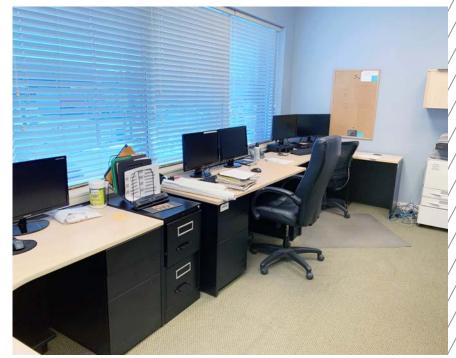


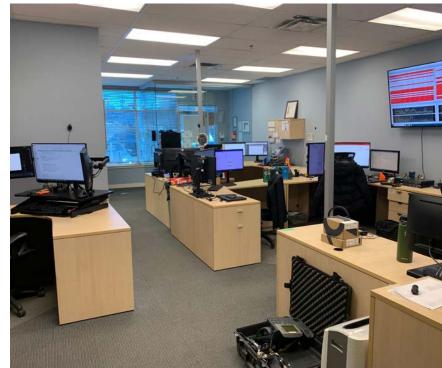
INTERIOR PHOTOS



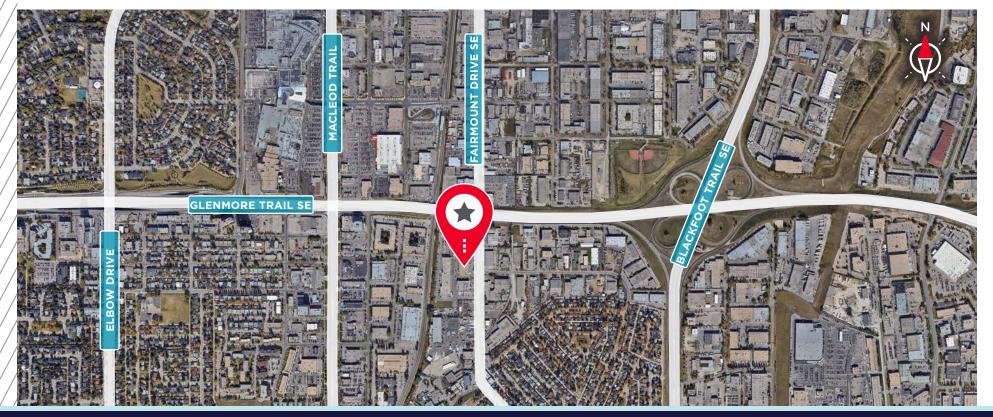


FOR SALE/LEASE | 6769 Fairmount Drive SE, Calgary, AB





LOCATION MAP



ZACK DARRAGH

Vice President Industrial Sales & Leasing D: 403 261 1120 C: 587 437 2595 zack.darragh@cushwake.com

BRAD PILLING

Vice President Industrial Sales & Leasing D: 403 261 1121 C: 403 880 1419 brad.pilling@cushwake.com

SAM HURL

Senior ssociate Industrial Sales & Leasing D: 403 261 1115 C: 403 630 7215 sam.hurl@cushwake.com

BRENT JOHANNESEN

Vice President Industrial Sales & Leasing D: 403 261 1116 C: 403 589 8600 brent.johannesen@cushwake.com



CUSHMAN & WAKEFIELD ULC

250 - 6 Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be relieved to be reventing. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF ITHE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF ITHE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY OWNER(S).