

FOR SALE/LEASE

4,032 SF CENTRALLY LOCATED CONDOMINIUM UNIT



6769 FAIRMOUNT DRIVE SE
CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

Legal Description:	Plan 0412882; Unit 17
District:	Fairview
Available Area:	Main Floor Office Area: \pm 1,176 sf
	2 nd Floor Office Area: \pm 1,176 sf
	Shop Area: \pm 1,680 sf
	Total Area: \pm 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



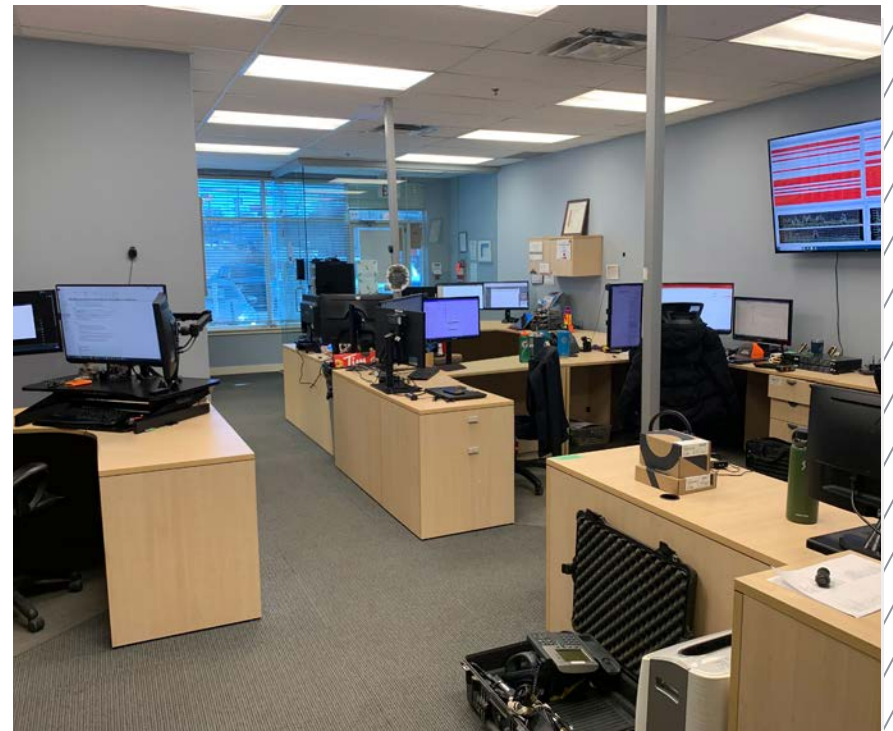
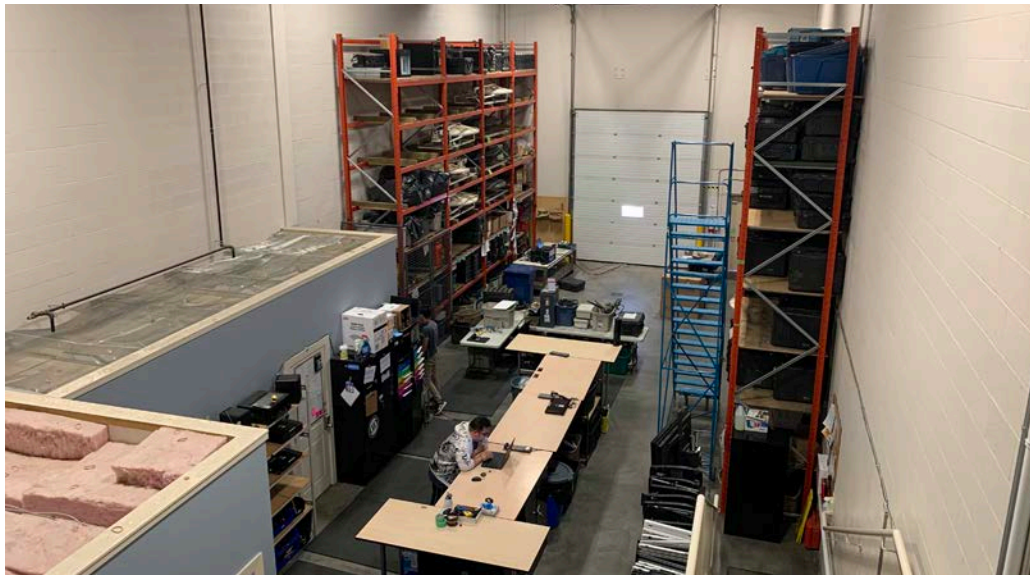
FLOOR PLAN



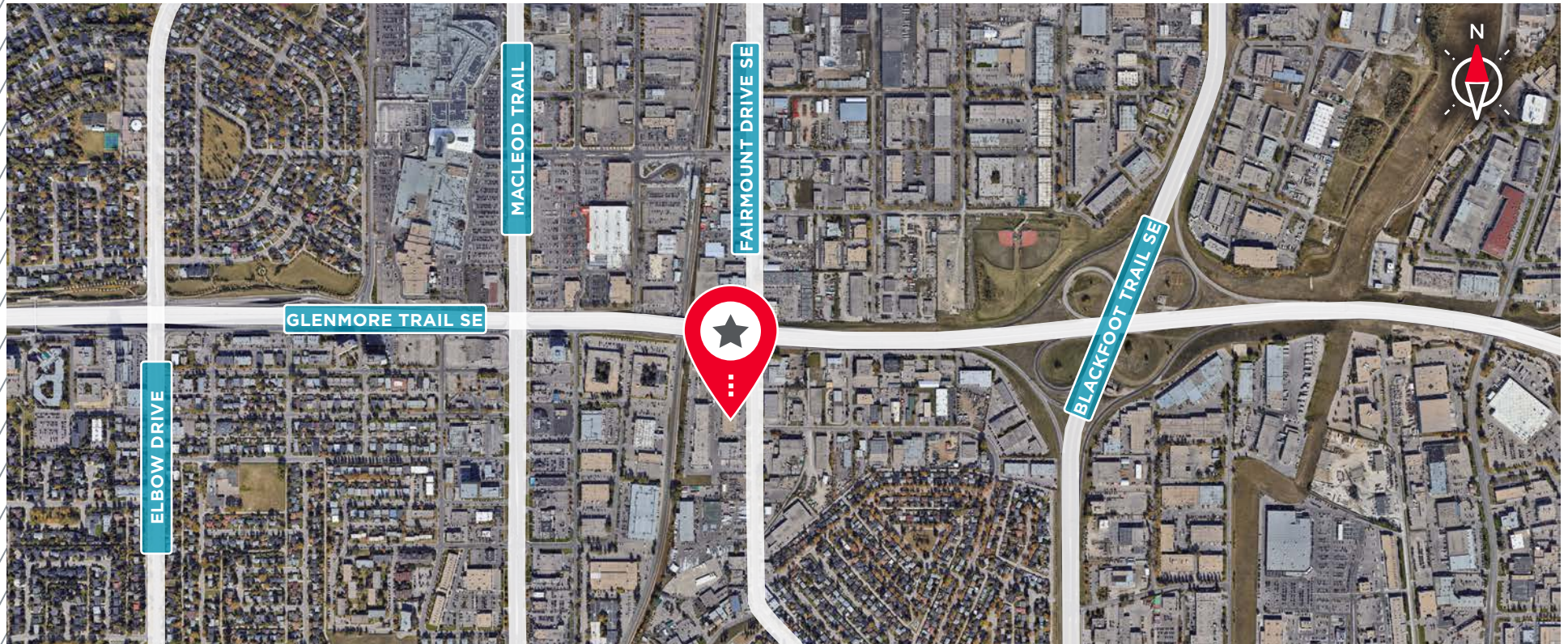
*Not to scale, not exactly as shown.

INTERIOR PHOTOS

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



LOCATION MAP



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