

**FOR SUBLEASE**

**6757 FAIRMOUNT DRIVE, SE  
CALGARY, AB**



**TURNKEY WAREHOUSE WITH SHOWROOM  
AND MEZZANINE**



**±4,037 SF  
AVAILABLE**

# PROPERTY SUMMARY

## 6757 Fairmount Drive SE

### Property Features:

Ideally located in SE Calgary's Fairmount Business Centre, offering immediate access to Macleod Trail and Glenmore Trail, within walking distance to Chinook LRT station.

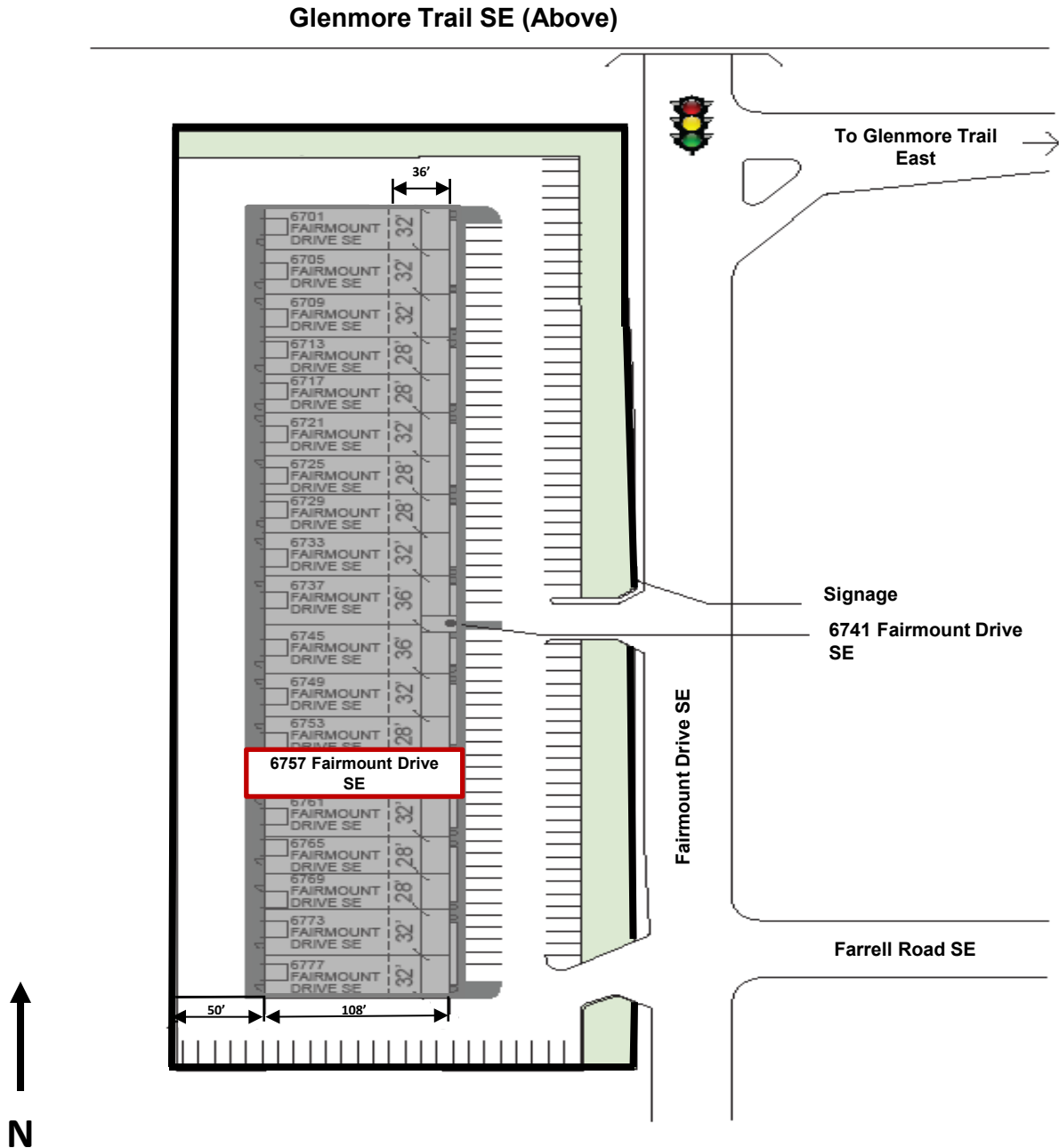
The buildout features an open showroom, warehouse space, and a mezzanine equipped with a private office and a kitchenette.

<b>Municipal Address:</b>	6757 Fairmount Drive SE, Calgary AB
<b>Zoning:</b>	I-G (Industrial General)
<b>Main Level:</b>	±3,028 sf
<b>Mezzanine:</b>	±1,009 sf
<b>Total Space Available:</b>	<b>±4,037 sf</b>
<b>Clear Height:</b>	25'
<b>Loading:</b>	1 (12' x 14') Drive-in Door
<b>Power:</b>	60 Amp, 600 Volt, 3-Phase
<b>Parking:</b>	Double row parking with 4 dedicated stalls
<b>Sublease Rate:</b>	\$15.00 psf
<b>Op. Cost (2026):</b>	\$11.29 psf
<b>Availability:</b>	February 1, 2026
<b>Sublease Expiry:</b>	July 30, 2027



# SITEPLAN

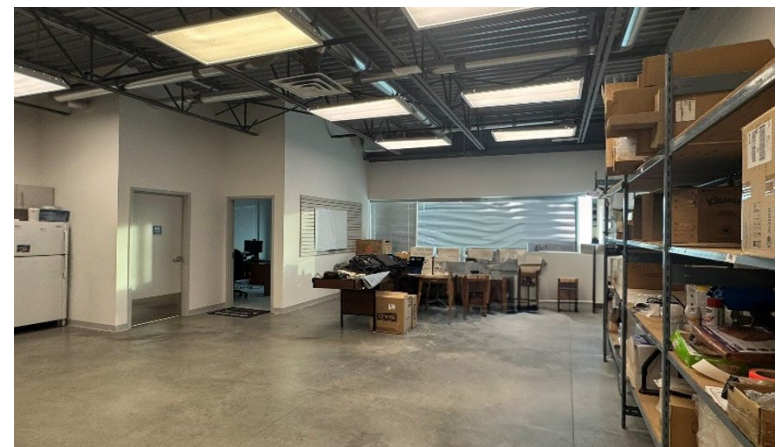
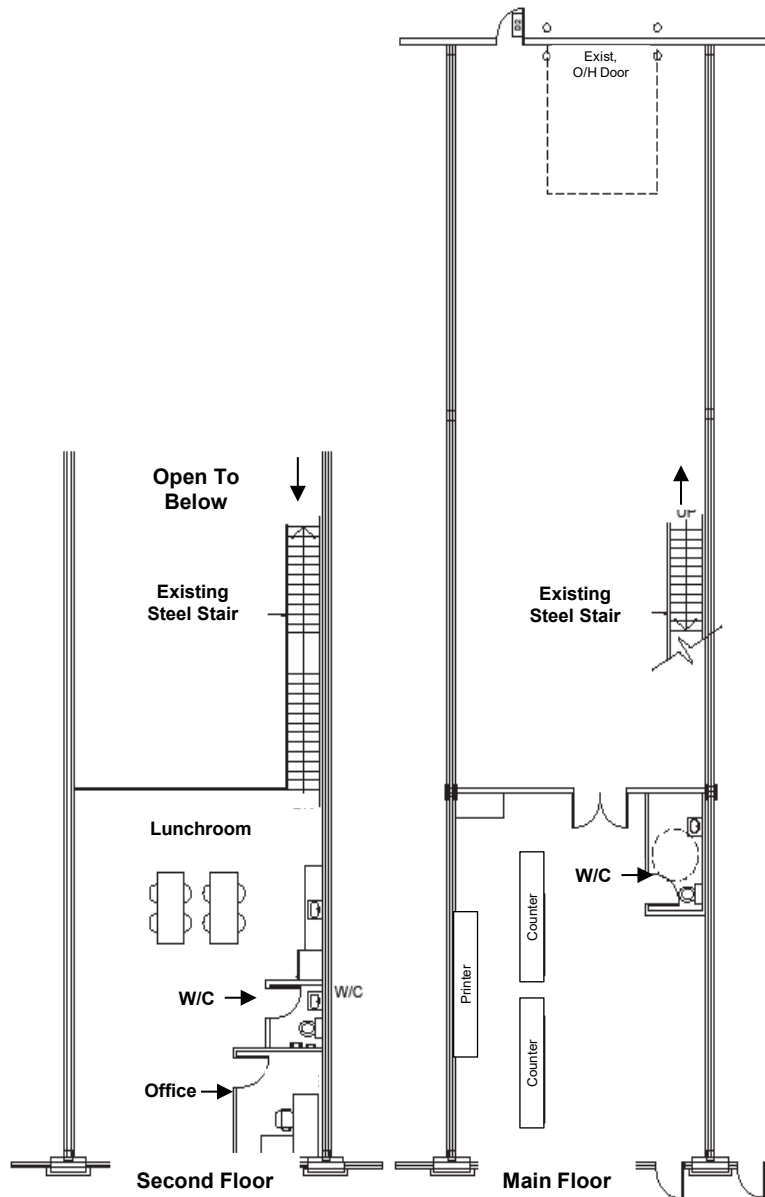
## 6757 Fairmount Drive SE





# FLOOR PLAN & PHOTOS

6757 Fairmount Drive SE



# LOCATION

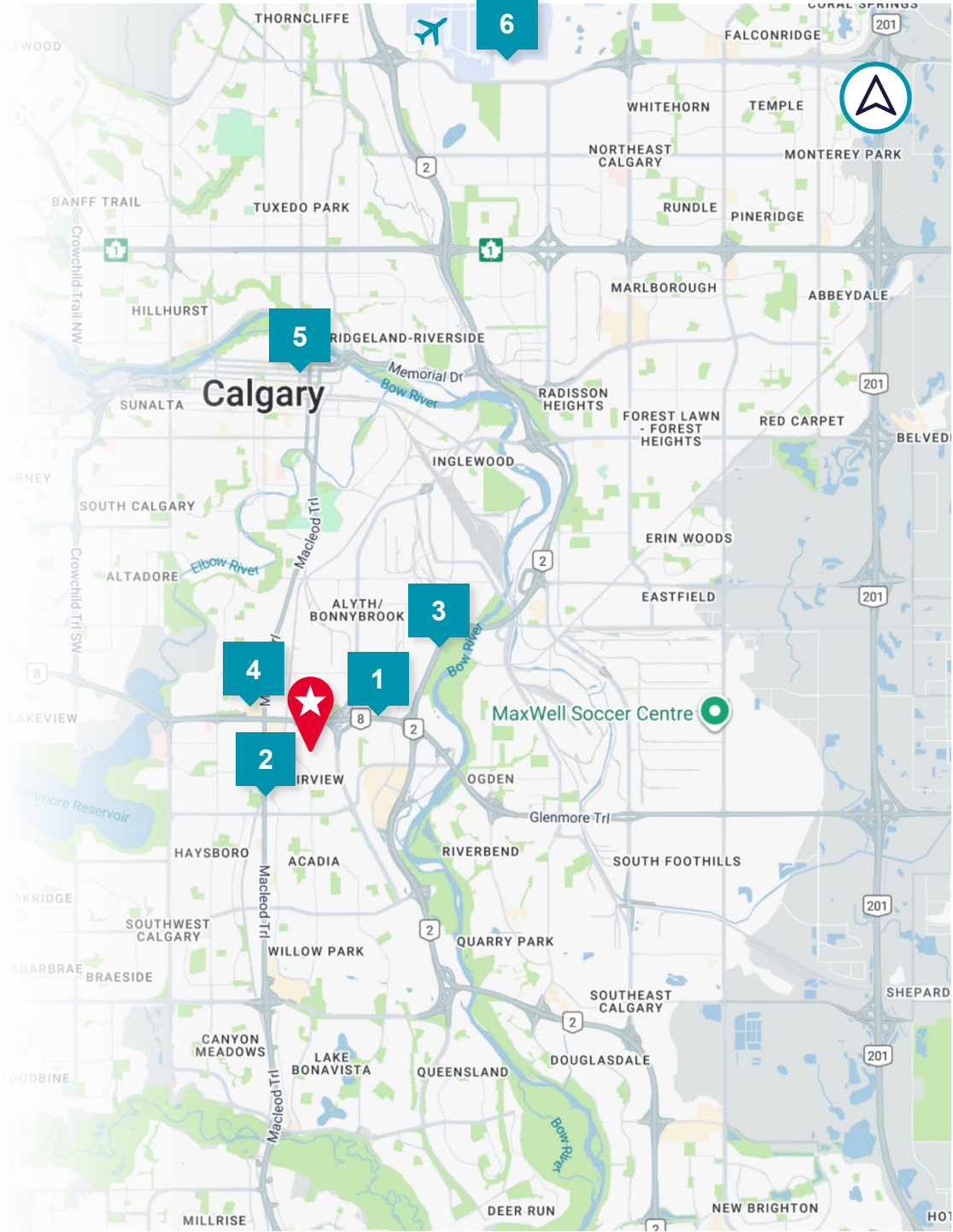
## 6757 Fairmount Drive SE

### Major Roads and Destinations

1	Glenmore Trail	< 1 min	0.3 km
2	Macleod Trail	5 min	1.8 km
3	Deerfoot Trail	9 min	4.5 km
4	Chinook LRT	3 min	1.2 km
5	Downtown Calgary	14 min	7.1 km
6	Calgary International Airport	19 min	24.5 km



**6757 Fairmount Drive SE**  
Calgary, AB







## FOR MORE INFORMATION, CONTACT:

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