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6777 FAIRMOUNT DRIVE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31094

MLS ID: A2229774

\$16.50



△ BOB SHEDDY

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rM1

6777 Fairmount Drive SE, Calgary, Alberta T2H 0X6

Transaction Type

For Lease

Days On Market

141

Lease Amount

16.50

Lease Frequency

Annually

Zoning I-G Subdivision

Fairview Industrial

Building Type

Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail,Warehouse

Year Built

2004

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0412882

Building Area (Sq. Ft.)

4600.00

Building Area (Sq. M.)

427.35

Inclusions

None

Restrictions
None Known

Reports

Other Documents

FOR LEASE – INDUSTRIAL CONDO UNIT | 4,600 SQ FT | FAIRVIEW BUSINESS CENTRE. End unit commercial condo offering 4,600 sq ft of versatile space in the heart of Calgary's thriving Fairview Industrial area. This well-maintained property features a spacious warehouse with mezzanine, 1 drive-in door, and flexible Industrial – General (I-G) zoning. Three phase 400 amp power, 25 ft ceilings. Main floor 110 x 32.5 = 3,575 sq ft. | Mezzanine 32 x 32.5 = 1,040 | Total Sq Ft = 4,600 +/-. Op costs (2024) \$38,530 / 4600 = \$8.38 per sq ft There are six assigned parking stalls +2 at the backside of the building in addition to visitors parking. Currently operating as an orthotics laboratory, the space is ideal for a wide range of light industrial, manufacturing, or distribution uses. Strategically positioned in Fairview Business Centre with direct access to Macleod Trail and Glenmore Trail, this location offers outstanding accessibility, high visibility, and connectivity to major transportation routes. Monthly property taxes (2025): approx. \$2,473. Lease Rate: \$16.50 PSF escalating. Don't miss this opportunity to lease a prime industrial unit in a high-demand commercial corridor.

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