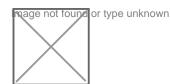


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **6777 FAIRMOUNT DRIVE SE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31094

MLS ID: A2229774

\$18



**△** BOB SHEDDY

(403) 324-2222

□ Century 21 Masters

**403-823-2121** 

M

6777 Fairmount Drive SE, Calgary, Alberta T2H 0X6

**Transaction Type** 

For Lease

**Days On Market** 

18.00

**Lease Frequency** 

Annually

Zoning

I-G

21

Subdivision

Lease Amount

Fairview Industrial

**Building Type** 

Commercial Mix, Condo Complex,Retail,Warehouse Year Built

2004

Structure Type

Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Office

Legal Plan

0412882

**Building Area (Sq. Ft.)** 

4600.00

Building Area (Sq. M.)

427.35

Reports

Inclusions

None

Restrictions None Known

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. 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: \$18.00 PSF escalating. Don't miss this opportunity to lease a prime industrial unit in a high-demand commercial corridor.

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