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6777 FAIRMOUNT DRIVE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

31094

MLS ID:

A2229774

\$16.50



 **BOB SHEDDY**
 (403) 324-2222

 Century 21 Masters
 403-823-2121

 6777 Fairmount Drive SE, Calgary , Alberta T2H 0X6

Transaction Type	Days On Market	Lease Amount
For Lease	204	16.50
Lease Frequency	Zoning	Subdivision
Annually	I-G	Fairview Industrial
Building Type	Year Built	Structure Type
Commercial Mix,Condo Complex,Mixed Use,Office Building,Retail,Warehouse	2004	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0412882
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
4600.00	427.35	None
Restrictions	Reports	
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. 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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