

# FOR SALE/LEASE

4,032 SF CENTRALLY LOCATED CONDOMINIUM UNIT



**NOW AVAILABLE FOR LEASE**

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6769 FAIRMOUNT DRIVE SE  
CALGARY, AB

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 **CUSHMAN &  
WAKEFIELD**

**Lead Agents:**

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# PROPERTY DETAILS

|                    |   |
|--------------------|---|
| Legal Description: | Plan 0412882; Unit 17                         |
| District:          | Fairview                                      |
| Available Area:    | Main Floor Office Area: ± 1,176 sf            |
|                    | 2 <sup>nd</sup> Floor Office Area: ± 1,176 sf |
|                    | Shop Area: ± 1,680 sf                         |
|                    | <b>Total Area: ± 4,032 sf</b>                 |
| 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:      | <del>\$1,230,000</del> <b>NOW \$1,170,000</b> |
| Lease Rate         | Market  |
| Property Taxes:    | \$24,851.19 (2024)                            |
| Condo Fees:        | \$706.43/month                                |
| 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



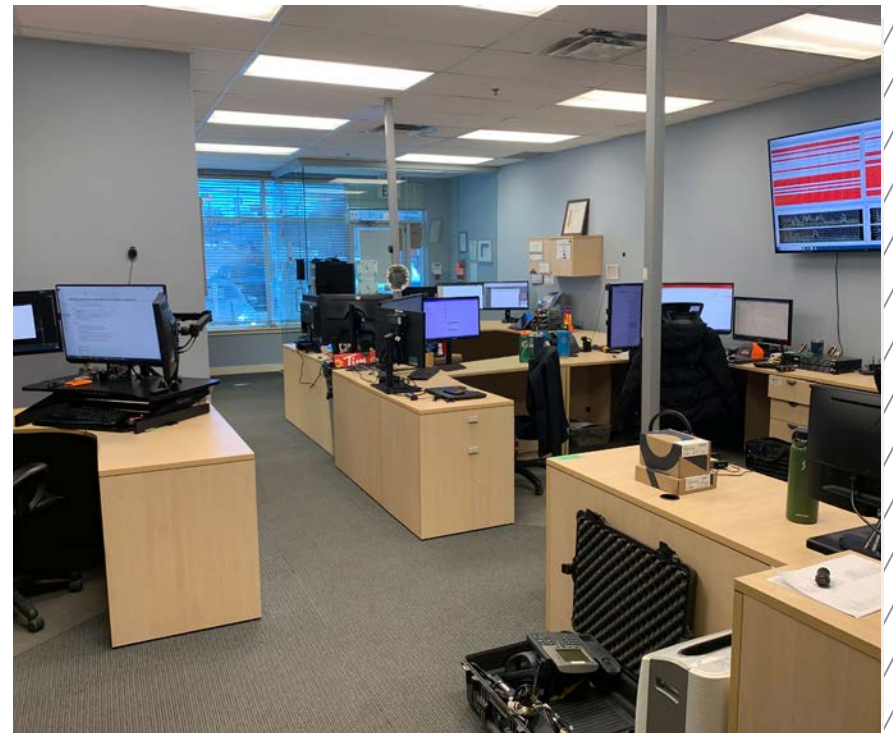
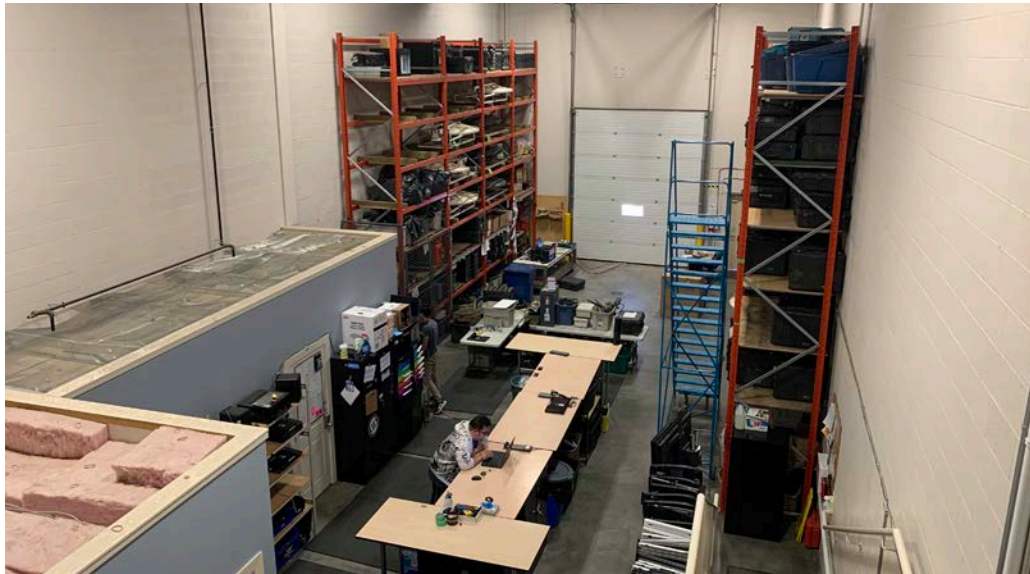
# FLOOR PLAN



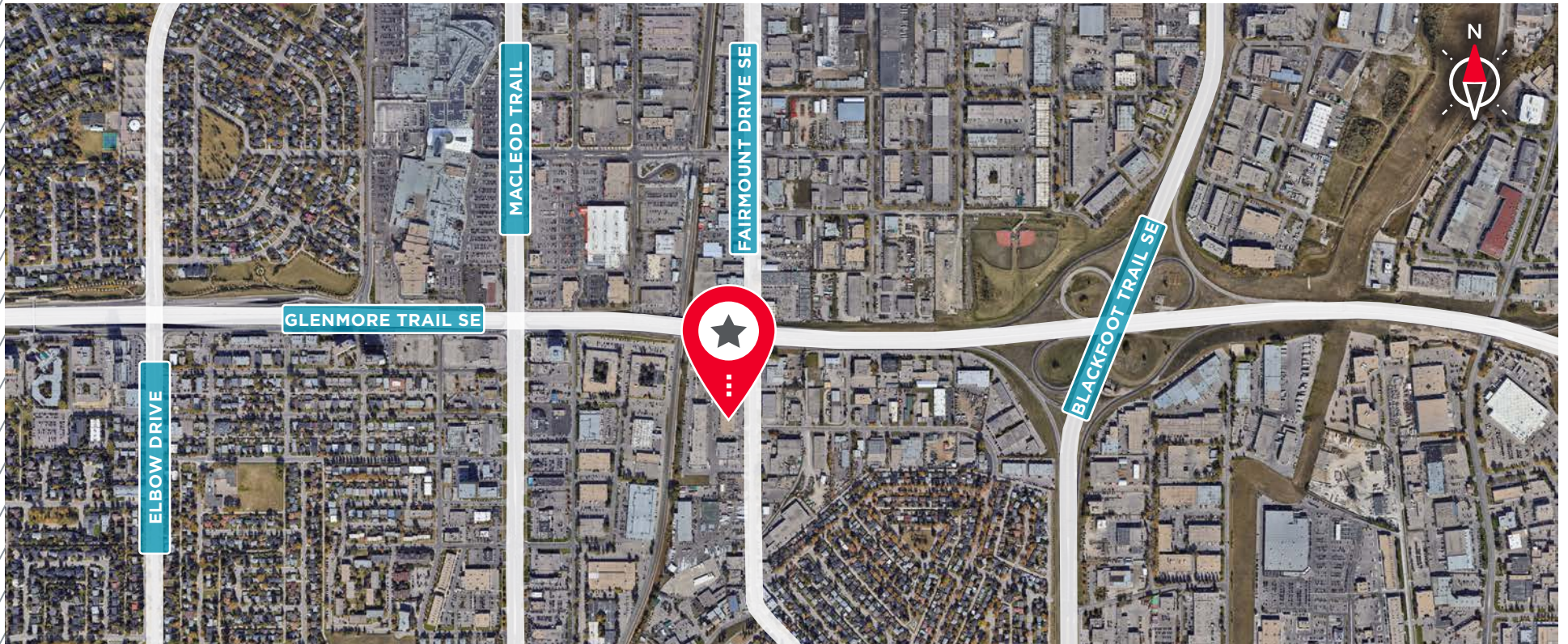
\*Not to scale, not exactly as shown.

# INTERIOR PHOTOS

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



# LOCATION MAP



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