

7207 Fairmount Drive SE, Calgary, AB
28,142 square feet on 1.35 acres

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **MERCANTILE**
REAL ESTATE ADVISORS INC

FOR SALE OR LEASE



Central City Location



Owner-User/Investment



Mixed Use Facility



Quick Access to Glenmore
Trail & Macleod Trail

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PROPERTY DETAILS

PURCHASE PRICE:

\$8,301,890.00 (\$295.00 per sq. ft.)

LEGAL DESCRIPTION:

Plan 7796HT
Block 11

SITE SIZE:

1.35 acres

TOTAL BUILDING:

28,142 sq. ft.
16,909 sq. ft. | VACANT
11,233 sq. ft. | LEASED

YEAR OF CONSTRUCTION:

1960

AVAILABILITY:

Immediate

PROPERTY TAXES:

\$98,674.36 (for 2023)
(\$3.26 per sq. ft.)

OPERATING COSTS:

\$6.05 per sq. ft. per annum for 2023
(Property Taxes Included)

ZONING:

C - COR3

COMMENTS:

- » High traffic location: 19,000+ vehicles per day
- » New glazing & exterior cladding in 2022
- » 65 parking stalls (at no cost)
- » Located on the corner of Fairmount Drive & Flint Road SE
- » Quick access to Glenmore Trail & Macleod Trail

MAIN FLOOR RETAIL

AVAILABLE AREA:

SUITE 1: 6,668 sq. ft.

NET LEASE RATE:

\$25.00 per sq. ft. per annum

COMMENTS:

- » \$20 per sq. ft. Tenant Improvement Allowance

MAIN FLOOR WAREHOUSE

AVAILABLE AREA:

SUITE 2: 4,697 sq. ft.

NET LEASE RATE:

\$14.00 per sq. ft. per annum

COMMENTS:

- » 225 Amp, 240 Volt, 3 Phase (TBV)
- » 1 - 12' x 12' drive-in door

SECOND FLOOR OFFICE

AVAILABLE AREA:

SUITE 3: 3,647 sq. ft.
SUITE 4: 1,897 sq. ft.

NET LEASE RATE:

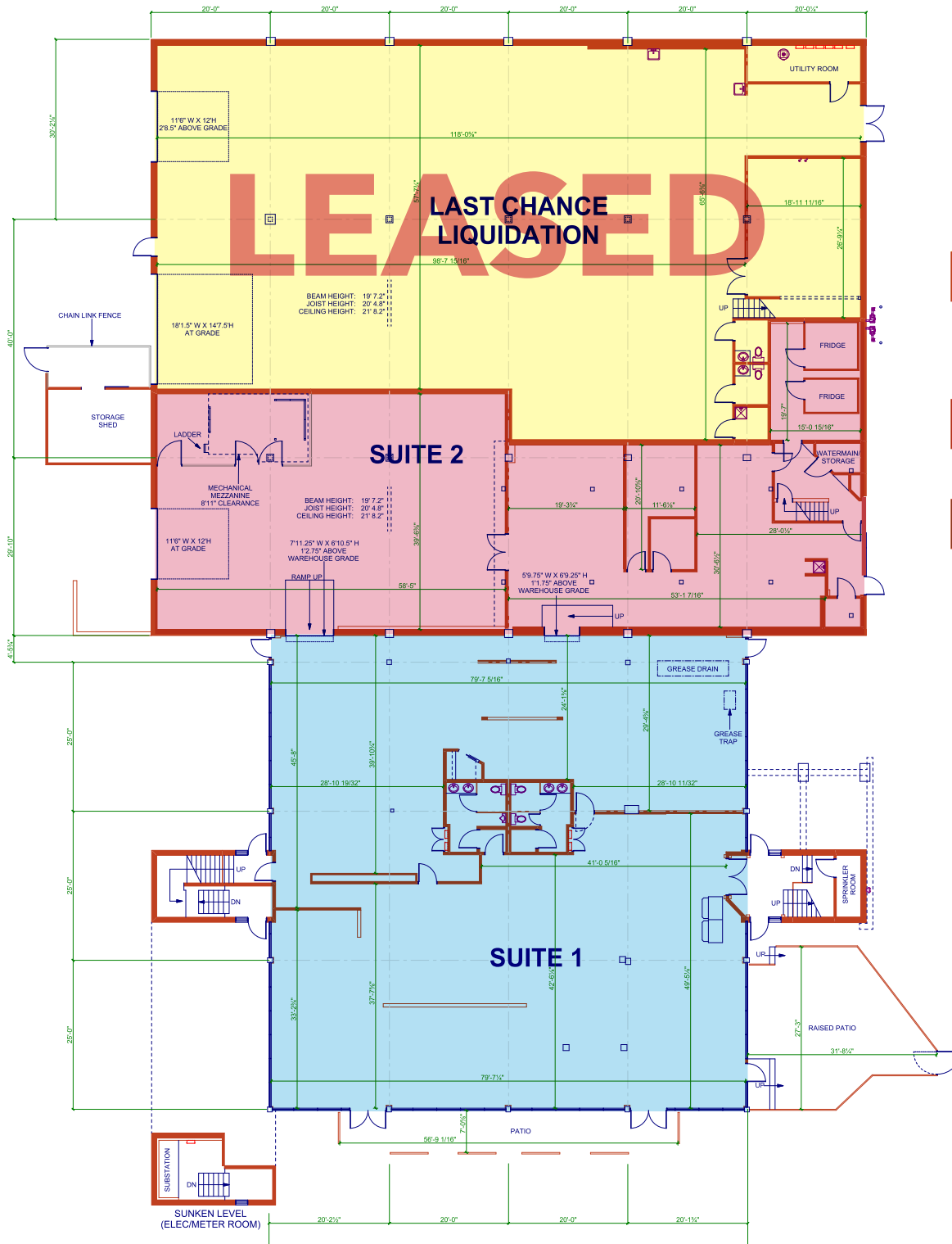
\$12.00 per sq. ft. per annum

COMMENTS:

- » Landlord to install new flooring, paint, & LED lighting

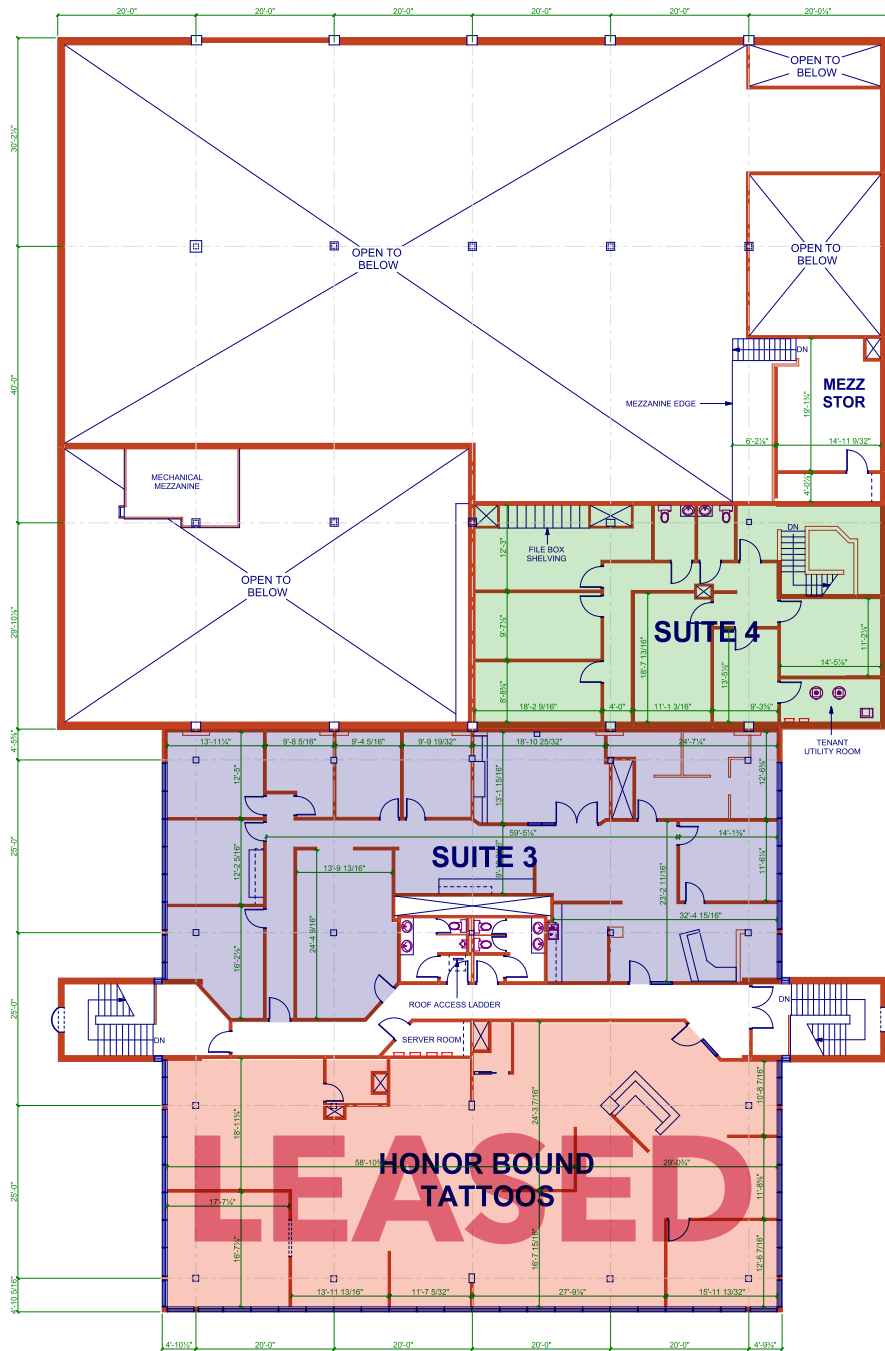


MAIN FLOOR PLAN



- LAST CHANCE LIQUIDATIONS (Not Available)**
7,265 sq. ft.
- SUITE 2**
4,697 sq. ft.
- SUITE 1**
6,668 sq. ft.

SECOND FLOOR PLAN

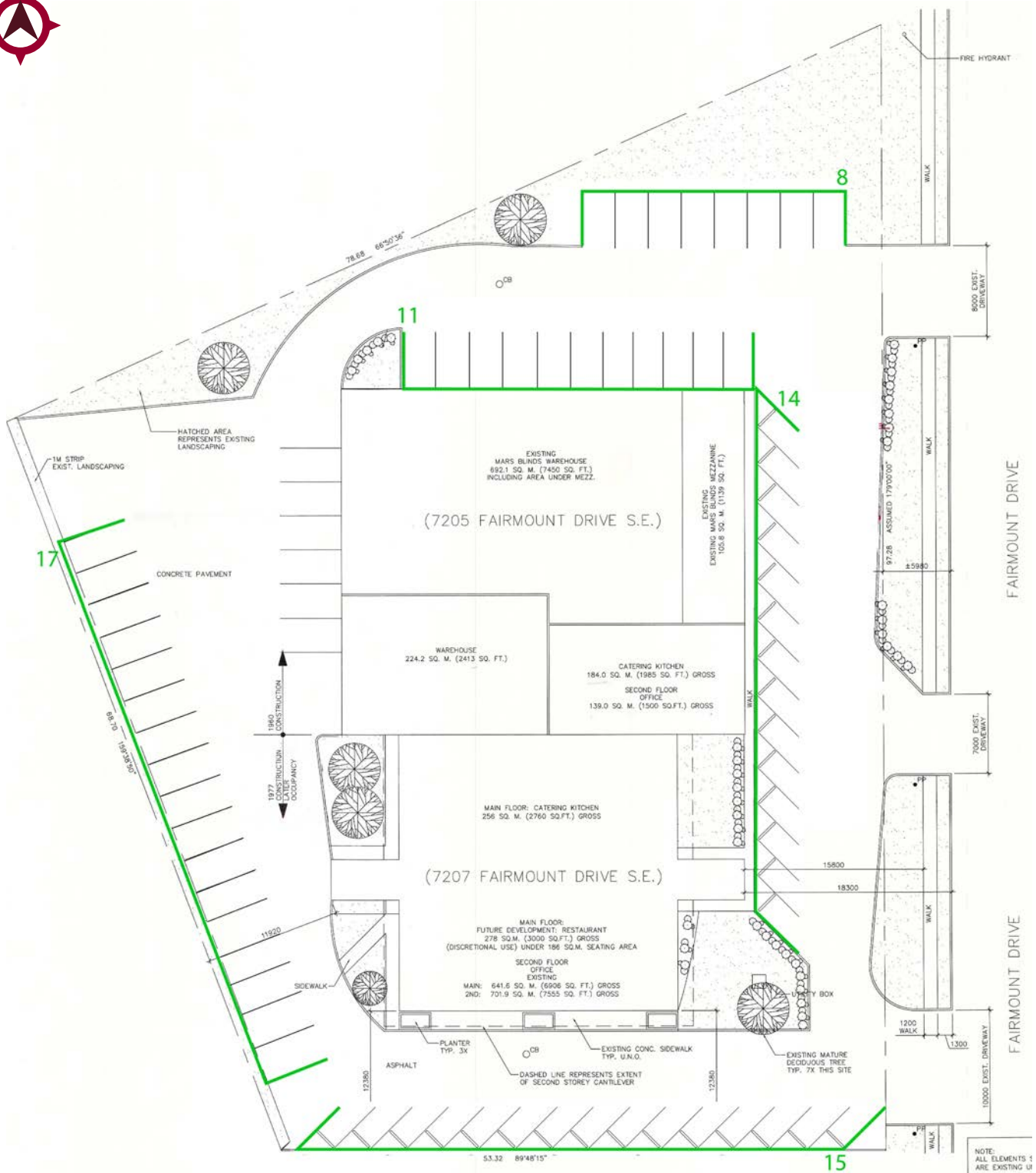


- SUITE 4**
 1,897 sq. ft.

- SUITE 3**
 3,647 sq. ft.

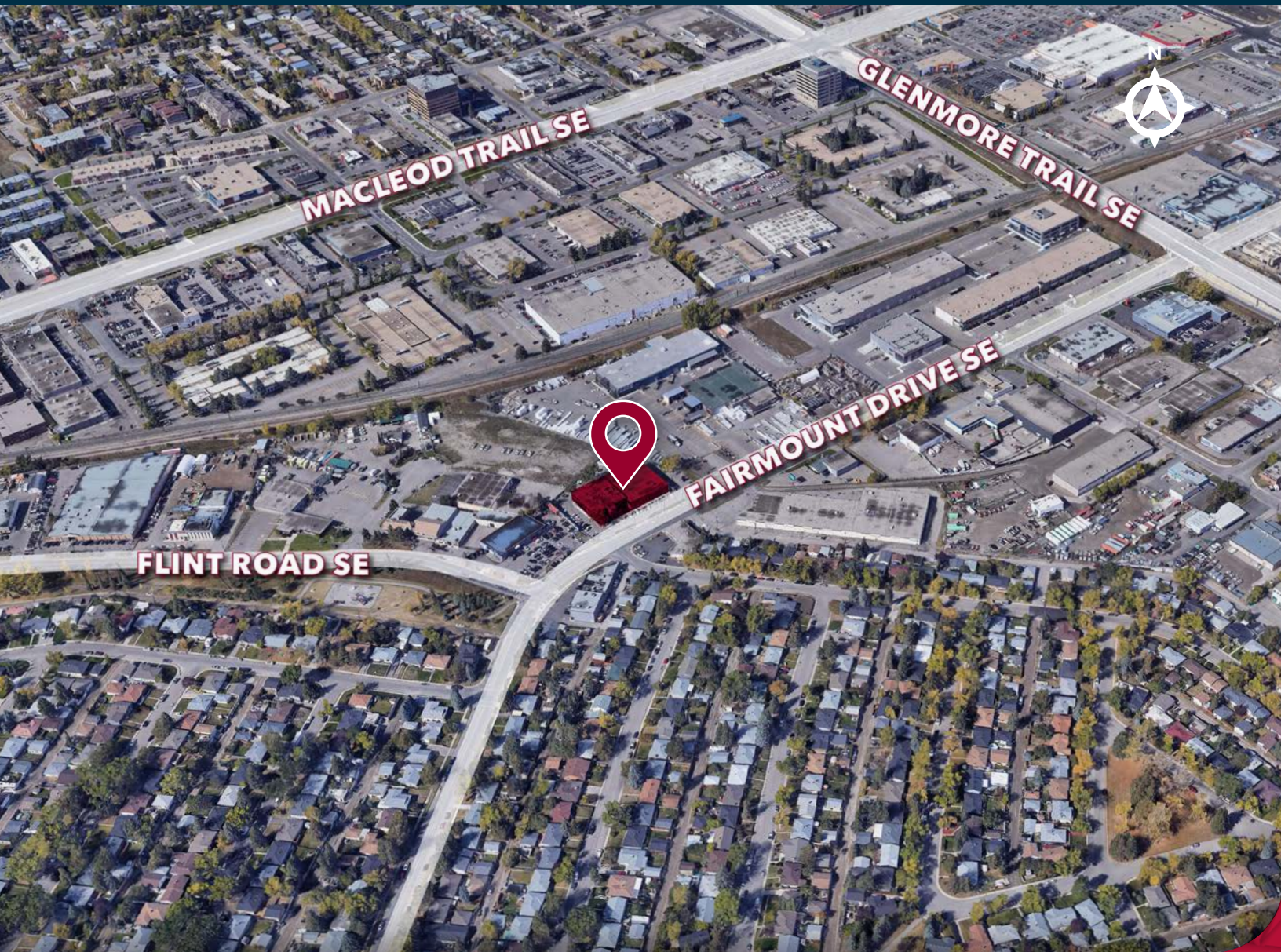
- HONOR BOUND TATTOOS** (Not Available)
 3,968 sq. ft.

SITE PLAN



65 Parking Stalls

LOCATION



CONTACT US

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