

7207 Fairmount Drive SE, Calgary, AB
26,346 square feet on 1.35 acres

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR LEASE

 **MERCANTILE**
REAL ESTATE ADVISORS INC



Central City Location



Owner-User/Investment



Mixed Use Facility



Quick Access to Glenmore
Trail & Macleod Trail

JON C. MOOK, SIOR
LEE & ASSOCIATES CALGARY INC.
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
LEE & ASSOCIATES CALGARY INC.
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

JEFF ROBSON
JR MERCANTILE REAL ESTATE ADVISORS INC.
PRESIDENT, BROKER
C: 403-966-1329
jeff@jrmmercantile.com

PROPERTY DETAILS

PURCHASE PRICE:

Market

LEGAL DESCRIPTION:

Plan 7796HT

Block 11

SITE SIZE:

1.35 acres

TOTAL BUILDING:

26,346 sq. ft.

15,107 sq. ft. | VACANT

11,239 sq. ft. | LEASED

YEAR OF CONSTRUCTION:

1960

AVAILABILITY:

Immediate

PROPERTY TAXES:

\$85,887.96 (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 NORTH: 2,388 sq. ft.

SUITE 1 SOUTH: 4,270 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: 4,761 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: 3,688 sq. ft.

NET LEASE RATE:

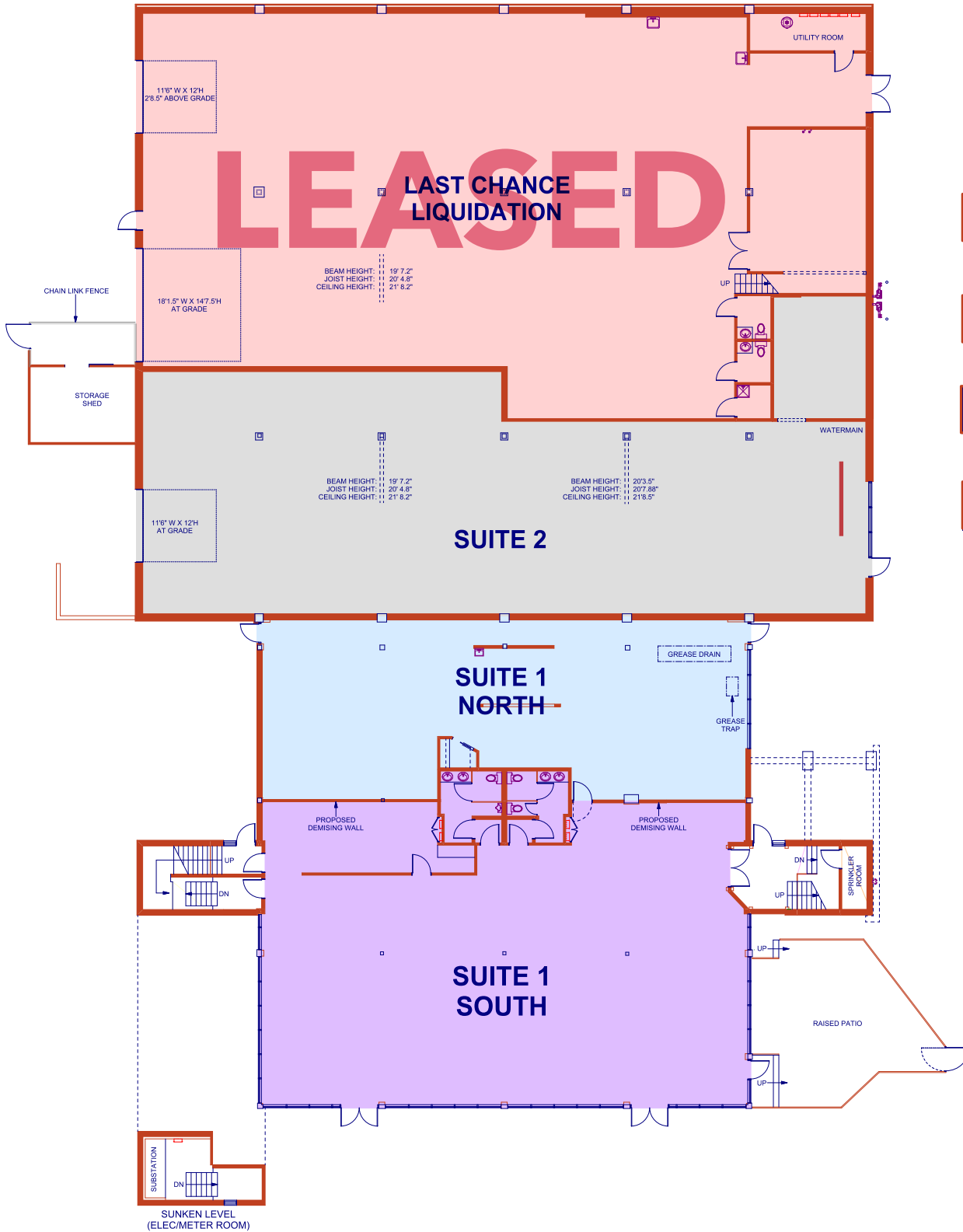
\$12.00 per sq. ft. per annum

COMMENTS:

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

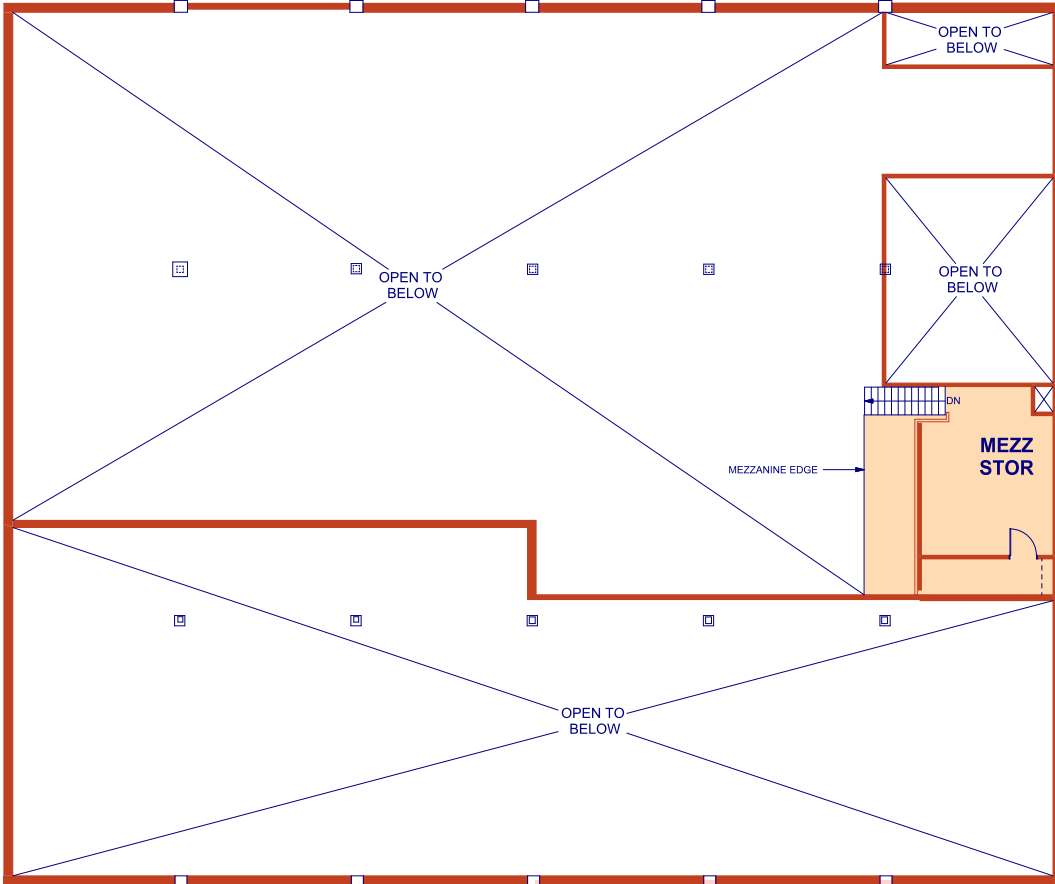


MAIN FLOOR PLAN



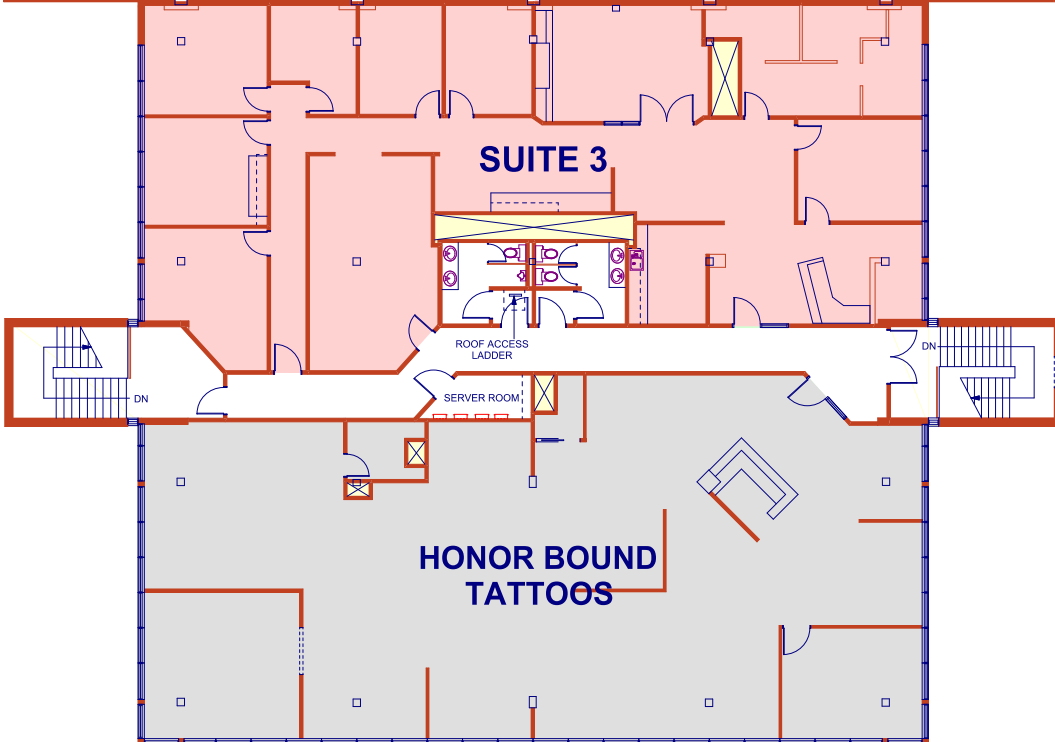
- LAST CHANCE LIQUIDATIONS (Not Available)**
7,255 sq. ft.
- SUITE 2**
4,761 sq. ft.
- SUITE 1 NORTH**
2,388 sq. ft.
- SUITE 1 SOUTH**
4,270 sq. ft.

SECOND FLOOR PLAN

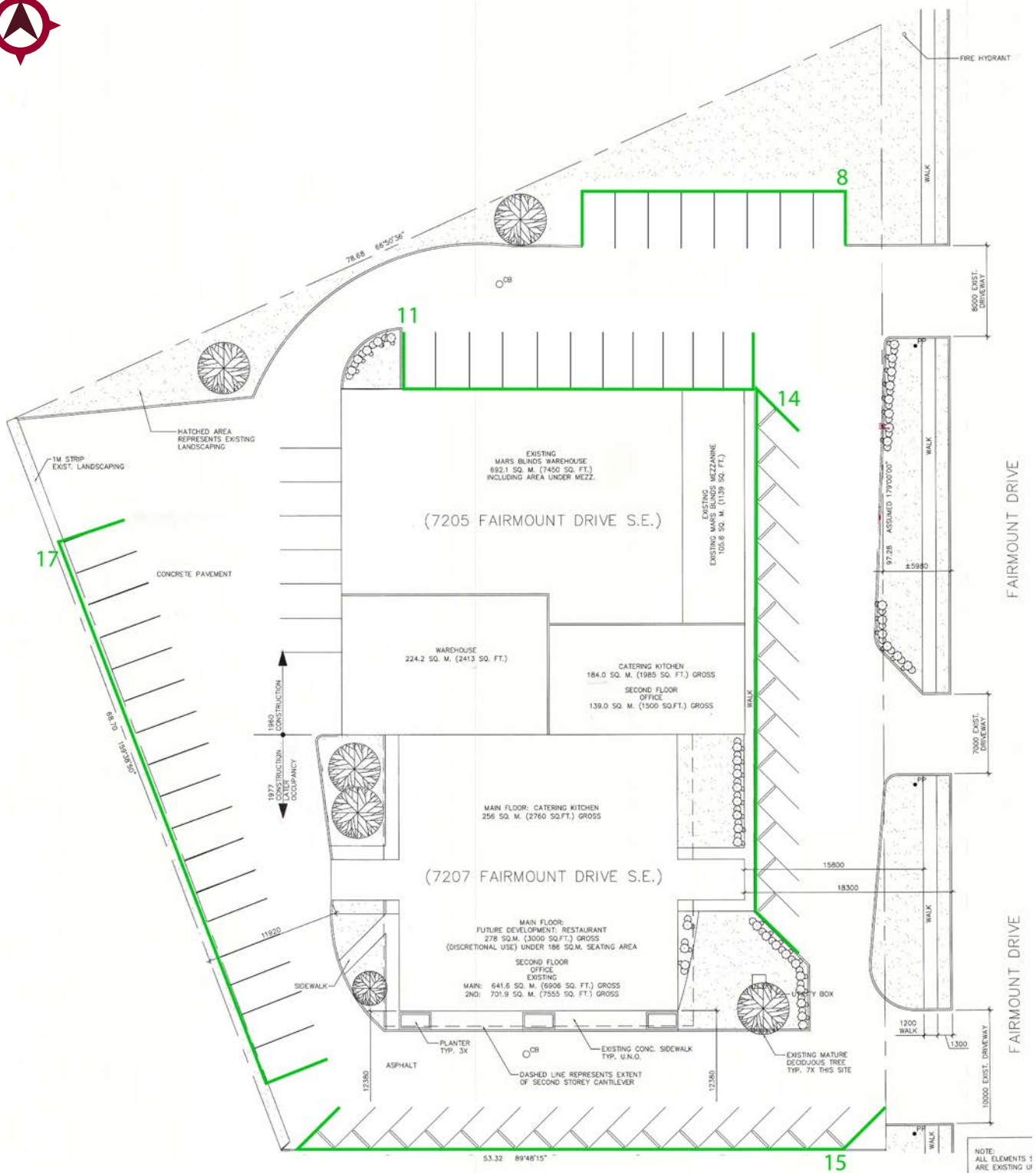


 SUITE 3
3,688 sq. ft.

 HONOR BOUND
TATTOOS
3,984 sq. ft.



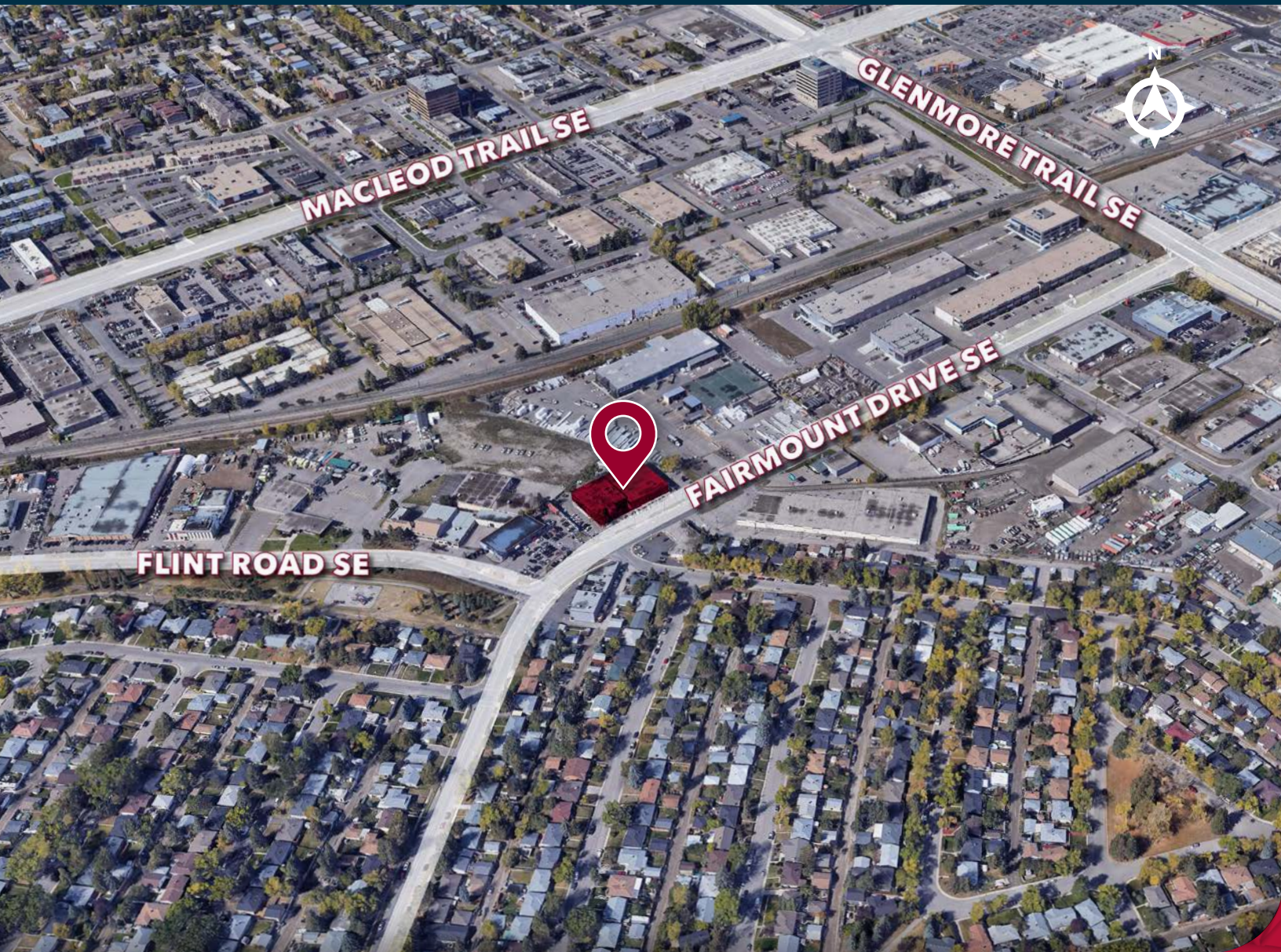
SITE PLAN



65 Parking Stalls

NOTE:
ALL ELEMENTS 1
ARE EXISTING UP

LOCATION



CONTACT US

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com

