

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

JR
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:
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:
\$100,724.28 (for 2024)
(\$3.82 per sq. ft.)

OPERATING COSTS:
\$6.05 per sq. ft. per annum for 2024
(Property Taxes Included)

ZONING:
C - COR3

ELECTRICAL:
2,000 amps, 120/208 volts, 3 phase service

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

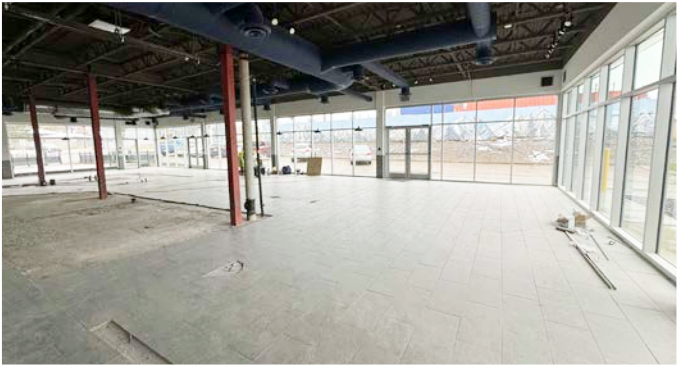
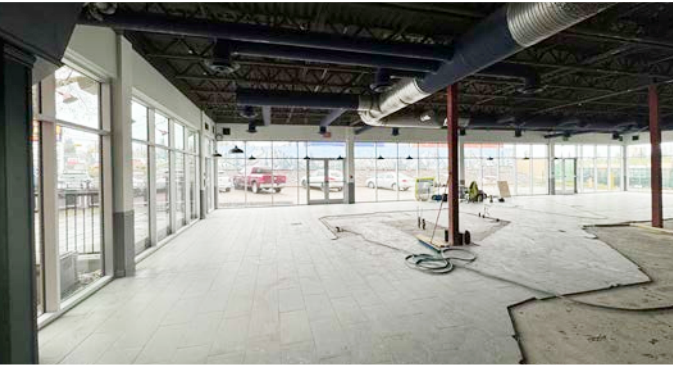
AVAILABLE AREA:
SUITE 3: 3,688 sq. ft.

NET LEASE RATE:
\$12.00 per sq. ft. per annum

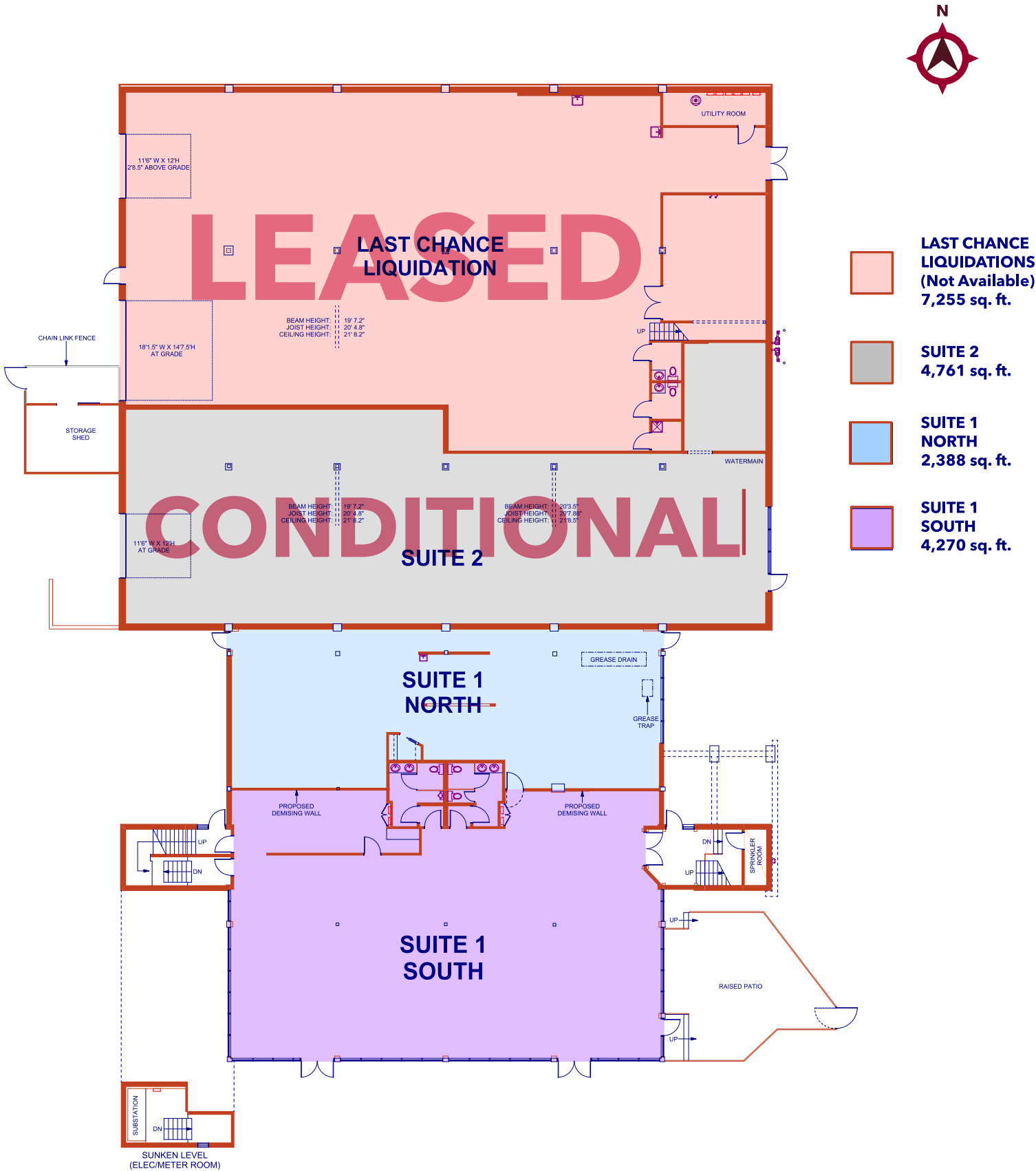
COMMENTS:

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

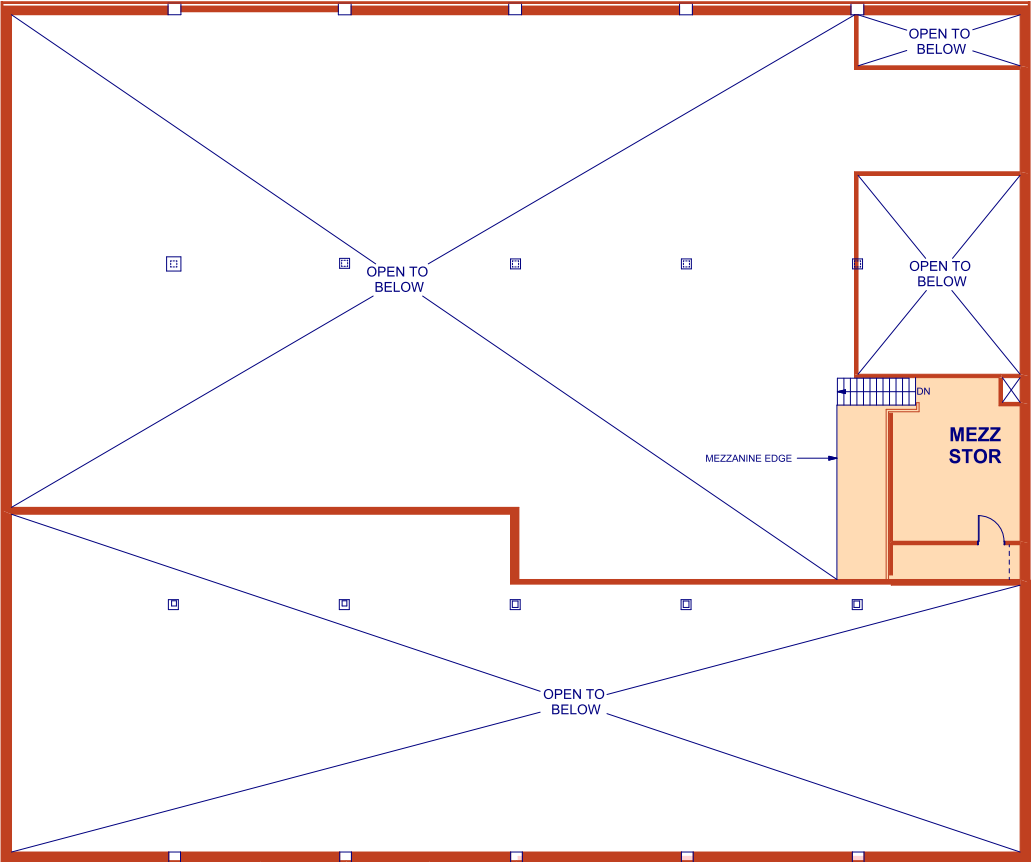
SUITE 1 SOUTH | RENOVATIONS UNDERWAY



MAIN FLOOR PLAN

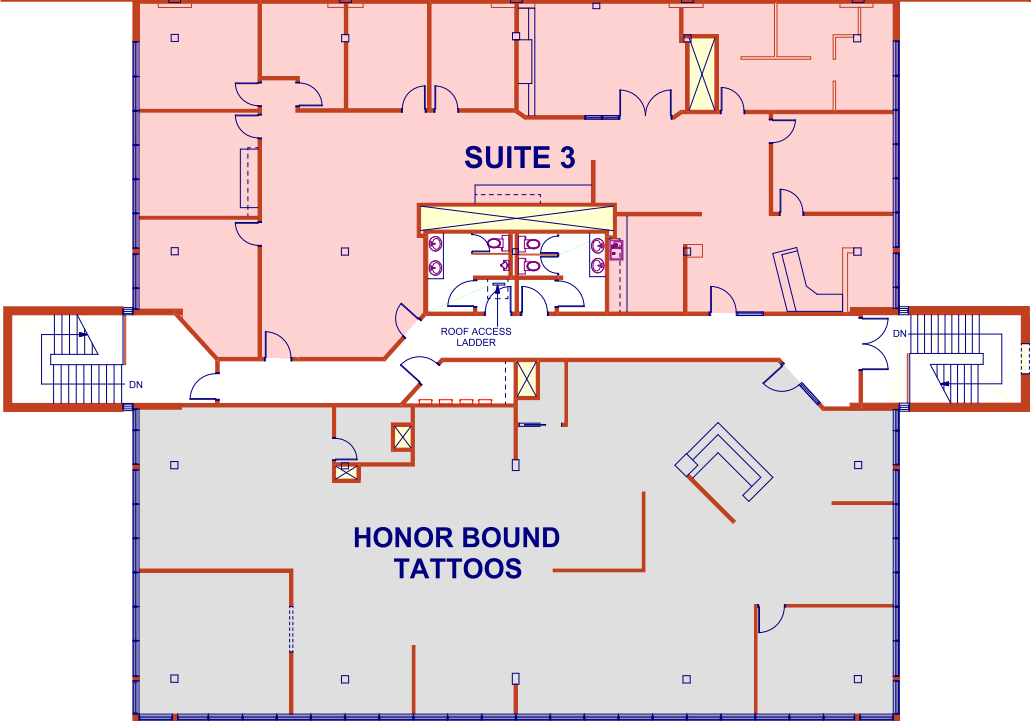


SECOND FLOOR PLAN

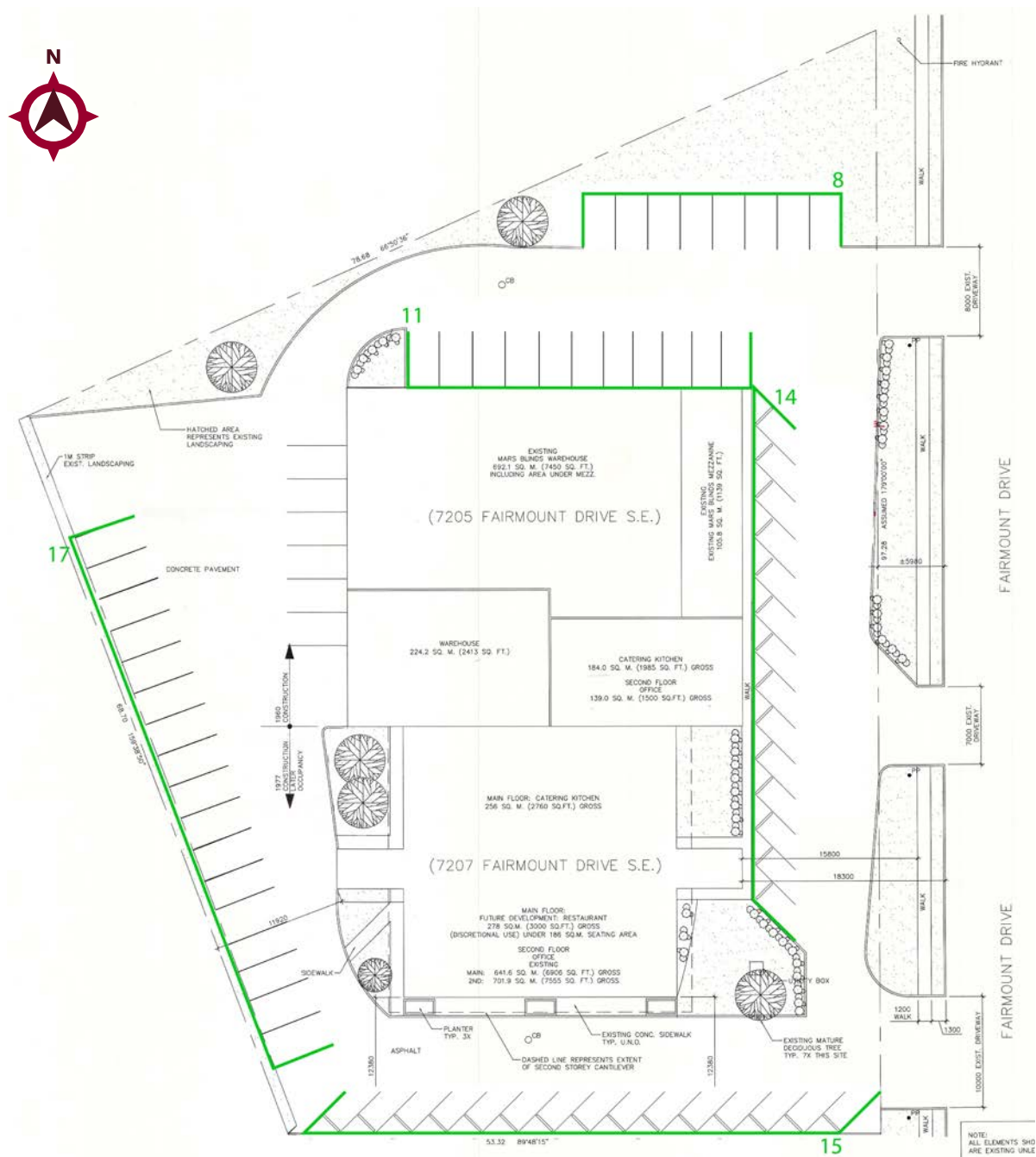


 **SUITE 3**
3,688 sq. ft.

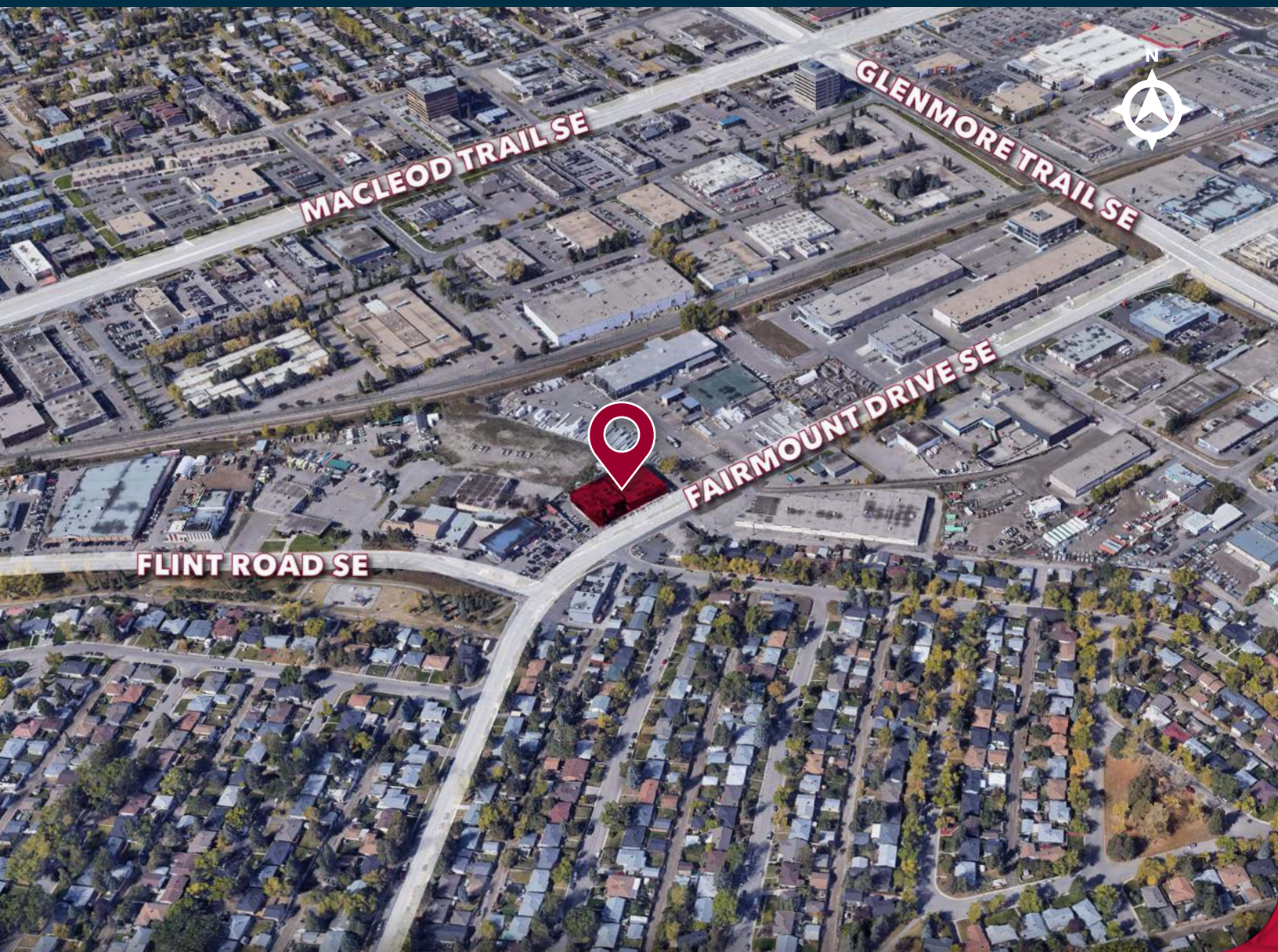
 **HONOR BOUND TATTOOS**
3,984 sq. ft.



SITE PLAN



LOCATION



CONTACT US

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