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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

**\$18**



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

 Century 21 Masters  
 403-823-2121

 6777 Fairmount Drive SE, Calgary , Alberta T2H 0X6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G	<b>Subdivision</b> Fairview Industrial
<b>Building Type</b> Commercial Mix,Condo Complex,Retail,Warehouse	<b>Year Built</b> 2004	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0412882
<b>Building Area (Sq. Ft.)</b> 4600.00	<b>Building Area (Sq. M.)</b> 427.35	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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: \$18.00 PSF escalating. Don't miss this opportunity to lease a prime industrial unit in a high-demand commercial corridor.

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