

# \$18 - 6777 Fairmount Drive Se, Calgary

MLS® #A2229774

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

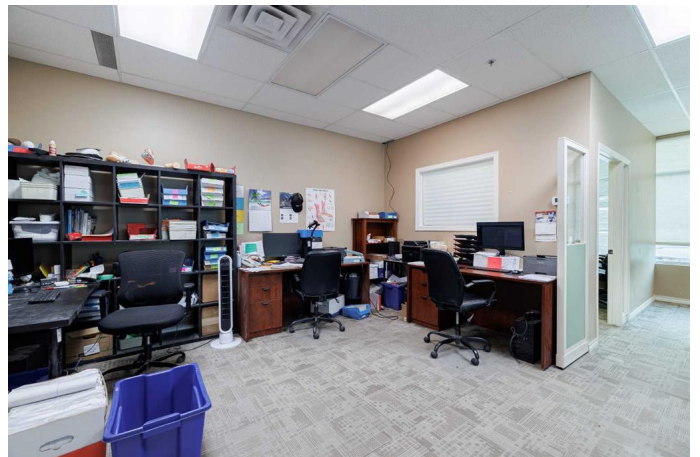
Fairview Industrial, Calgary, Alberta

FOR LEASE â€“ 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 Calgaryâ€™s thriving Fairview Industrial area. This well-maintained property features a spacious warehouse with mezzanine, 1 drive-in door, and flexible Industrial â€“ 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: \$17.50 PSF escalating. Donâ€™t miss this opportunity to lease a prime industrial unit in a high-demand commercial corridor.

Built in 2004

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2229774 |
| Price  | \$18     |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6777 Fairmount Drive Se |
| Subdivision | Fairview Industrial     |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2H 0X6                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 124             |
| Zoning         | I-G             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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