

**6777 Fairmount Drive SE
Calgary, Alberta**

MLS # A2229774



\$16 per sq.ft.

Division: Fairview Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,600 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

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: \$16.50 PSF escalating. Don't miss this opportunity to lease a prime industrial unit in a high-demand commercial corridor.