

\$18 - 6777 Fairmount Drive Se, Calgary

MLS® #A2229774

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

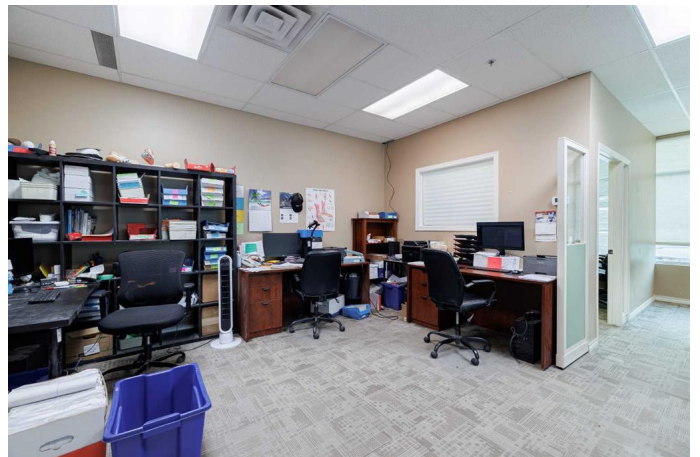
Fairview Industrial, Calgary, Alberta

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	120
Zoning	I-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.