

# FOR LEASE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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



**Central City  
Location**



**Mixed Use  
Facility**



**Quick Access to Glenmore  
Trail & Macleod Trail**

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# PROPERTY DETAILS

## LEGAL DESCRIPTION:

Plan 7796HT  
Block 11

## SITE SIZE:

1.35 acres

## TOTAL BUILDING:

26,346 sq. ft.  
6,192 sq. ft. | VACANT  
20,154 sq. ft. | LEASED

## YEAR OF CONSTRUCTION:

1960

## AVAILABILITY:

Immediate

## 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:

2,504 SQ. FT. - **CONDITIONAL**

### SUITE 1 SOUTH:

4,152 sq. ft - **LEASED**

### 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.

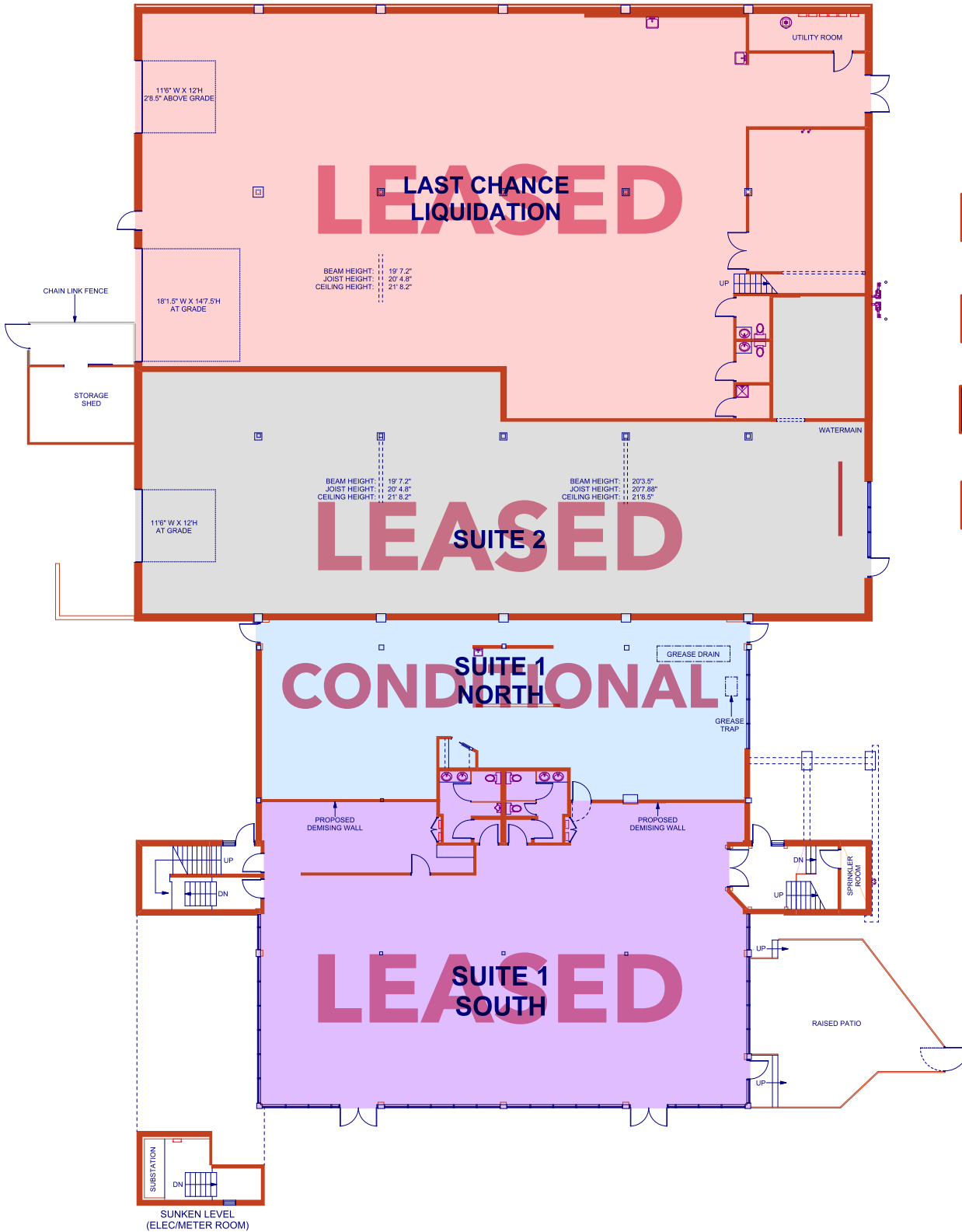
### NET LEASE RATE:

\$12.00 per sq. ft. per annum

### COMMENTS:

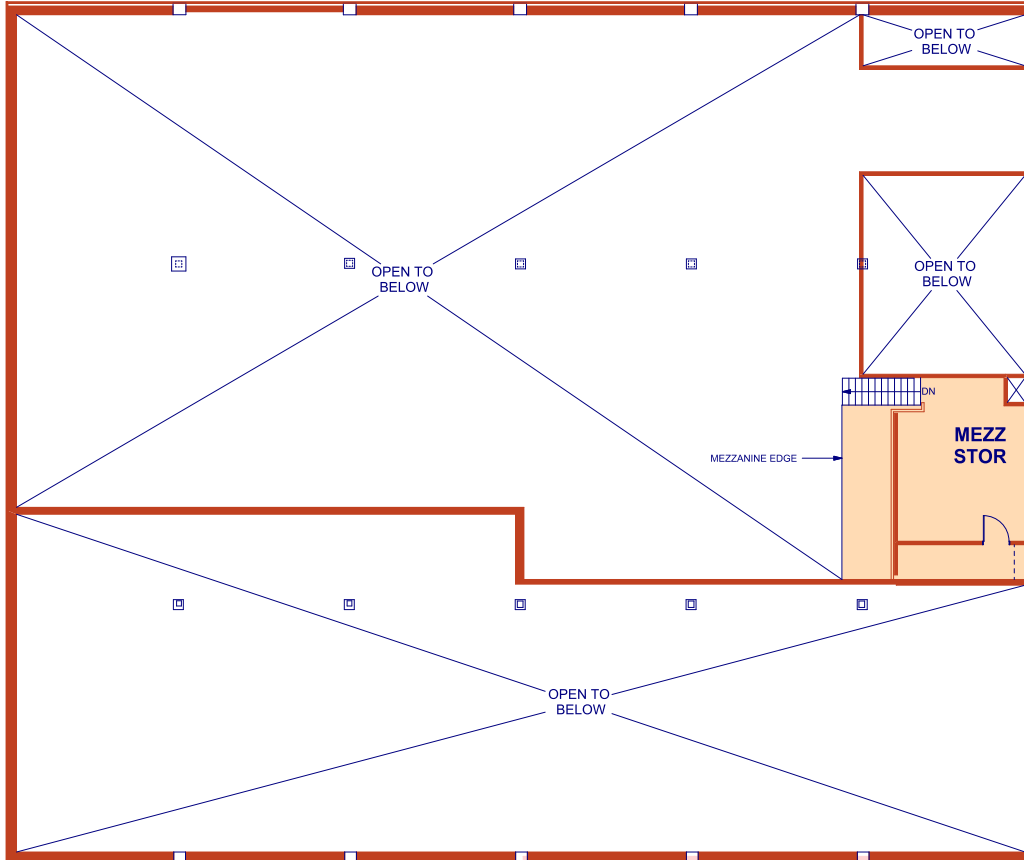
- » Landlord to install new flooring, paint, & LED lighting

# MAIN FLOOR PLAN



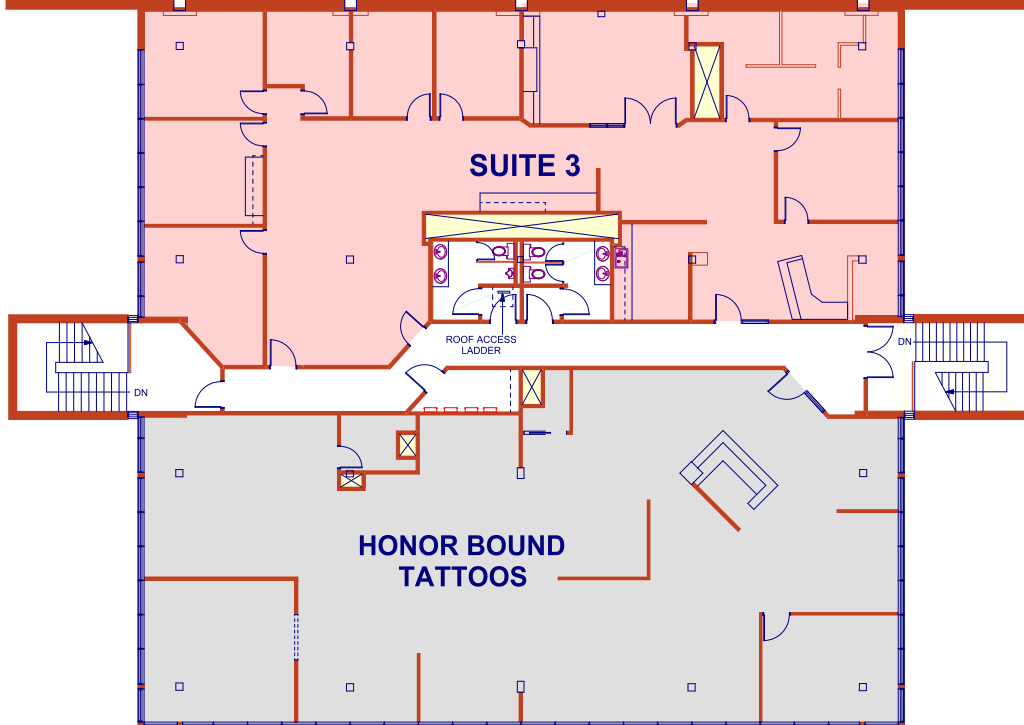
- LAST CHANCE LIQUIDATIONS (Not Available)**  
7,255 sq. ft.
- SUITE 2**  
4,761 sq. ft.
- SUITE 1 NORTH**  
2,504 sq. ft.
- SUITE 1 SOUTH**  
4,152 sq. ft.

# SECOND FLOOR PLAN

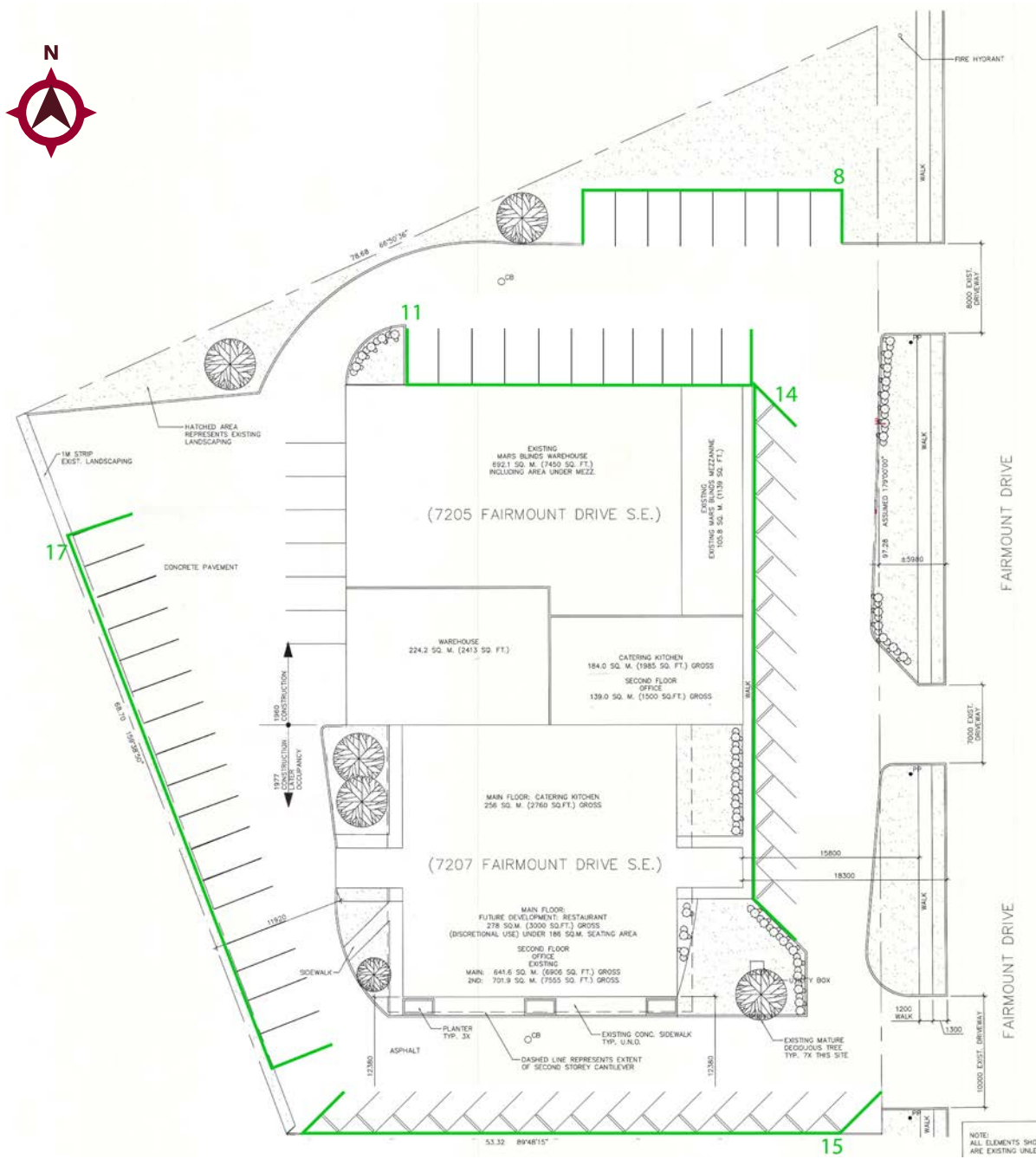


 **SUITE 3**  
3,688 sq. ft.

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



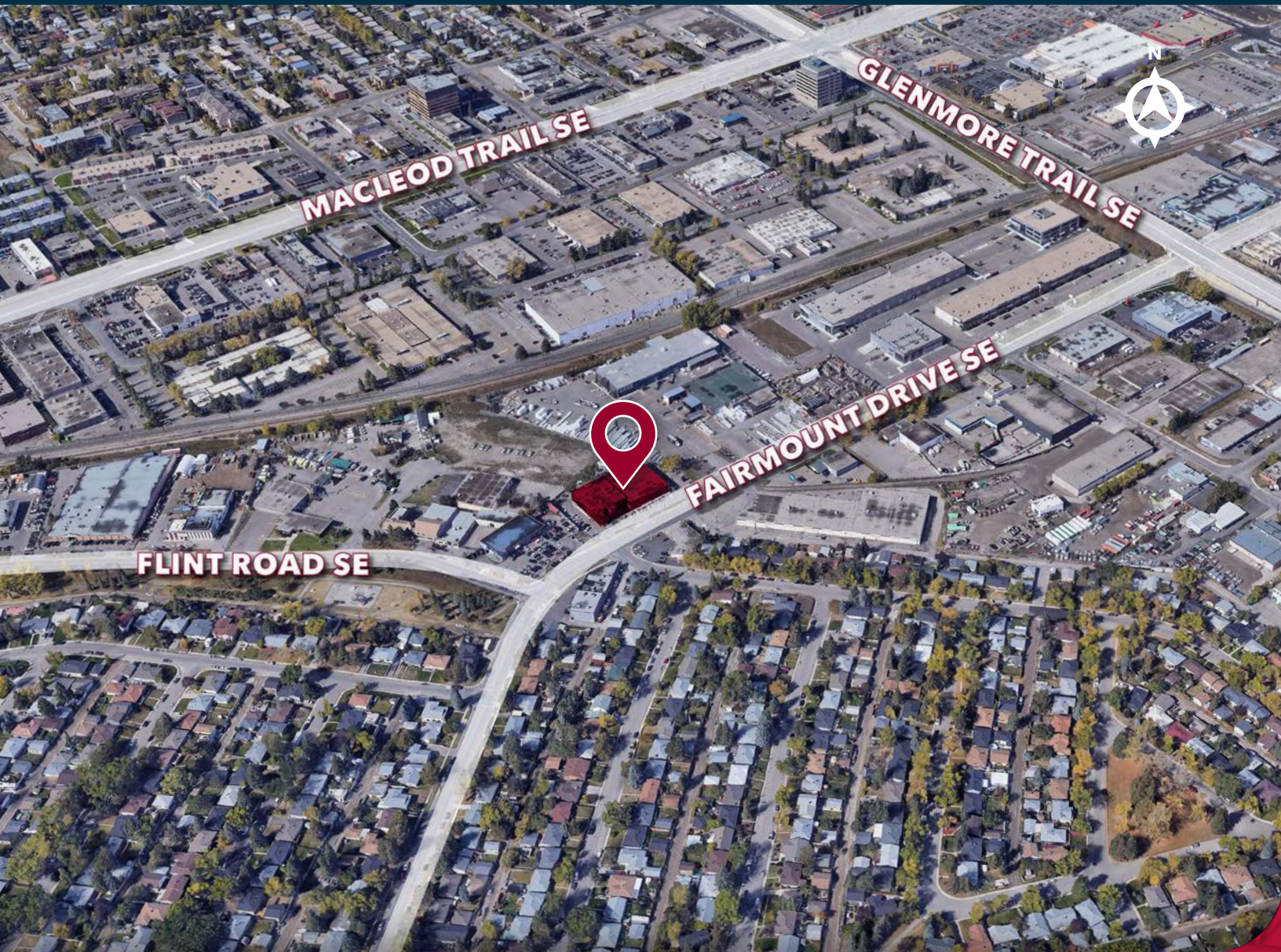
# SITE PLAN



**65 Parking Stalls**



# LOCATION



## CONTACT US



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