

Blackstone
Commercial Real Estate Services Inc.

For Sale

7220 Fairmount Drive SE | Calgary, Alberta
Fairview Retail/Office Investment

Fairmount Centre

Just Reduced



Mahmud Rahman VP /Associate

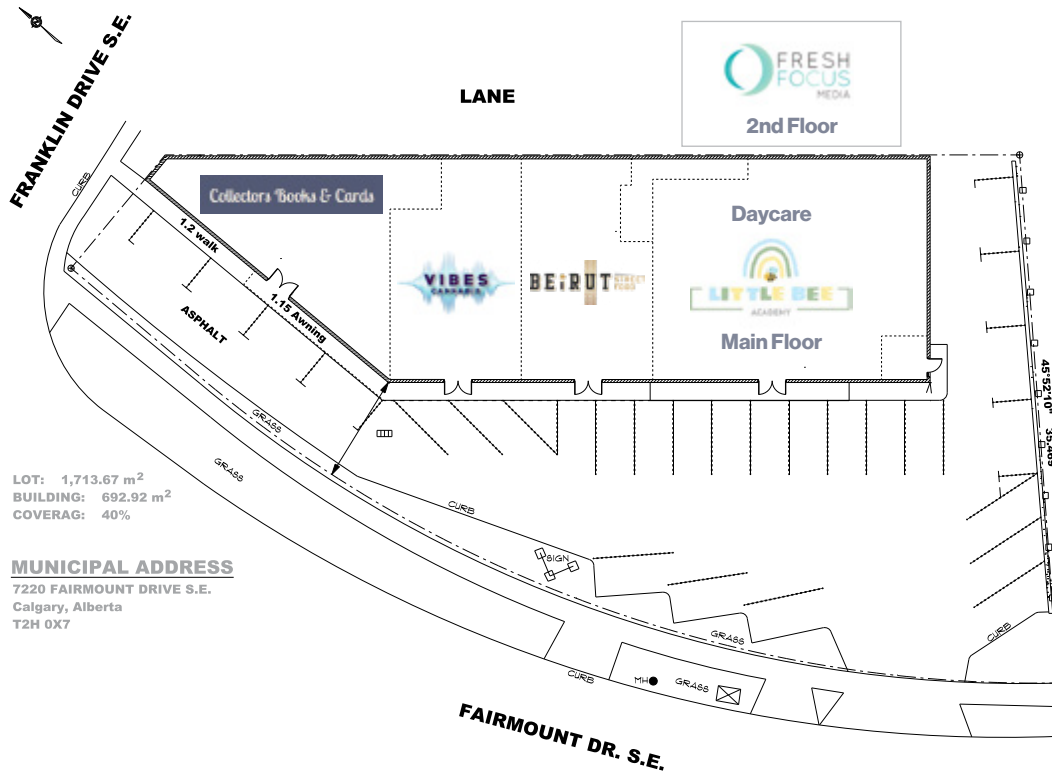
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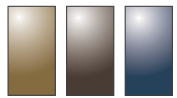
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Asking Price	\$3,200,000 \$2,800,000
Site Size	18,445± SF
Rentable Area	9,804± SF
Op Costs	\$10.65 PSF (Est. 2025)
Vacancy	0 SF (0%)
Parking	20 Surface
Zoning	C-N2
Construction	Masonry
Year Built	1972
Frontage	211' of Fairmount Drive

Highlights

- Prime Investment Opportunity – Retail/office strip centre in Fairview
- High-Visibility Location – Easy access to Glenmore Trail, Macleod Trail, Blackfoot Trail & Heritage Drive
- Ample Free Surface Parking – Enhancing tenant and customer convenience
- Thriving Trade Area – Servicing Fairview, Acadia, Manchester Industrial, Kingsland & more

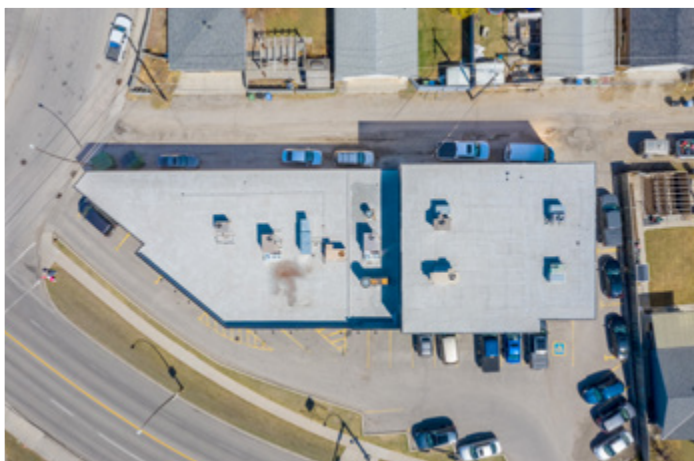


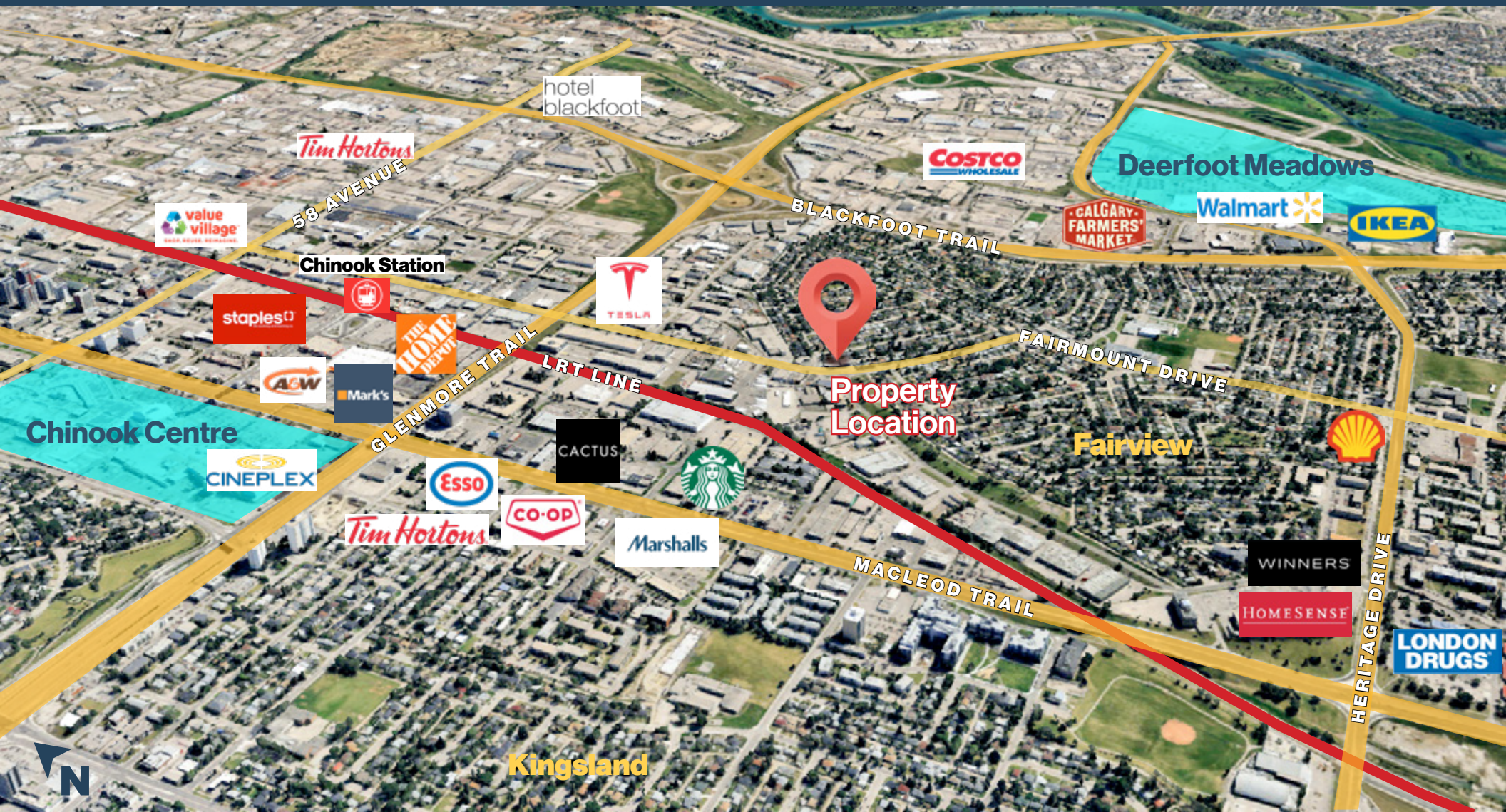
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NEIGHBORHOOD
Fairview



**POPULATION
3KM**
46,411



MEDIAN AGE
41.2



HOUSEHOLD INCOME
\$76,920



TRAFFIC COUNT

101,000 VPD | Glenmore TR @ Fairmount DR
21,000 VPD | Fairmount DR @ 62 Ave

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Thank you for your Interest



BlackstoneCommercial.com

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For more information, please contact one of our Associates.