

## Fairmount Centre

REDUCED



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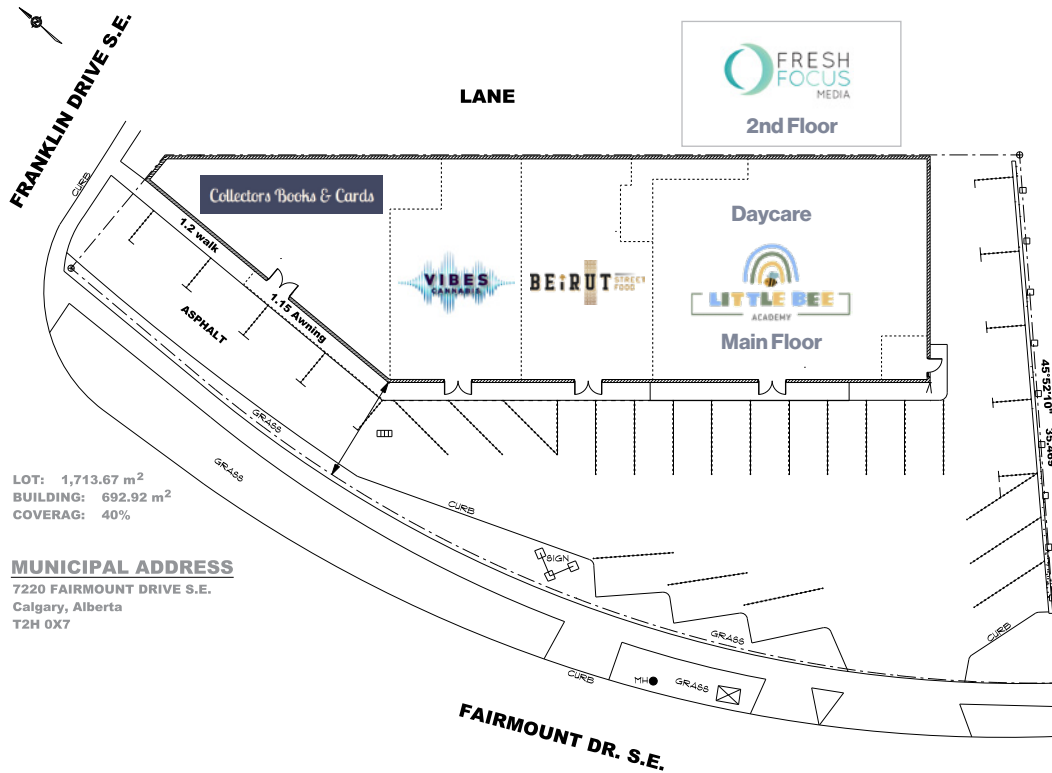
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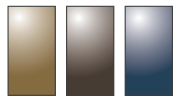


<b>Asking Price</b>	<del>\$3,200,000</del> \$2,800,000
<b>Building Size</b>	12,929 SF
<b>Land Size</b>	0.42 Acres
<b>Op Costs</b>	\$10.28 PSF (Est. 2025 Average)
<b>Vacancy</b>	0 SF (0%)
<b>Parking</b>	20 Surface
<b>Zoning</b>	C-N2
<b>Construction</b>	Masonry
<b>Year Built</b>	1972
<b>Frontage</b>	211' 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



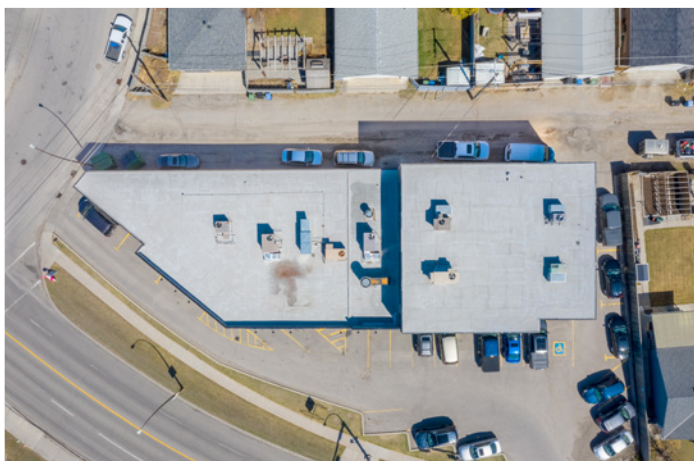


**Blackstone**  
Commercial Real Estate Services Inc.

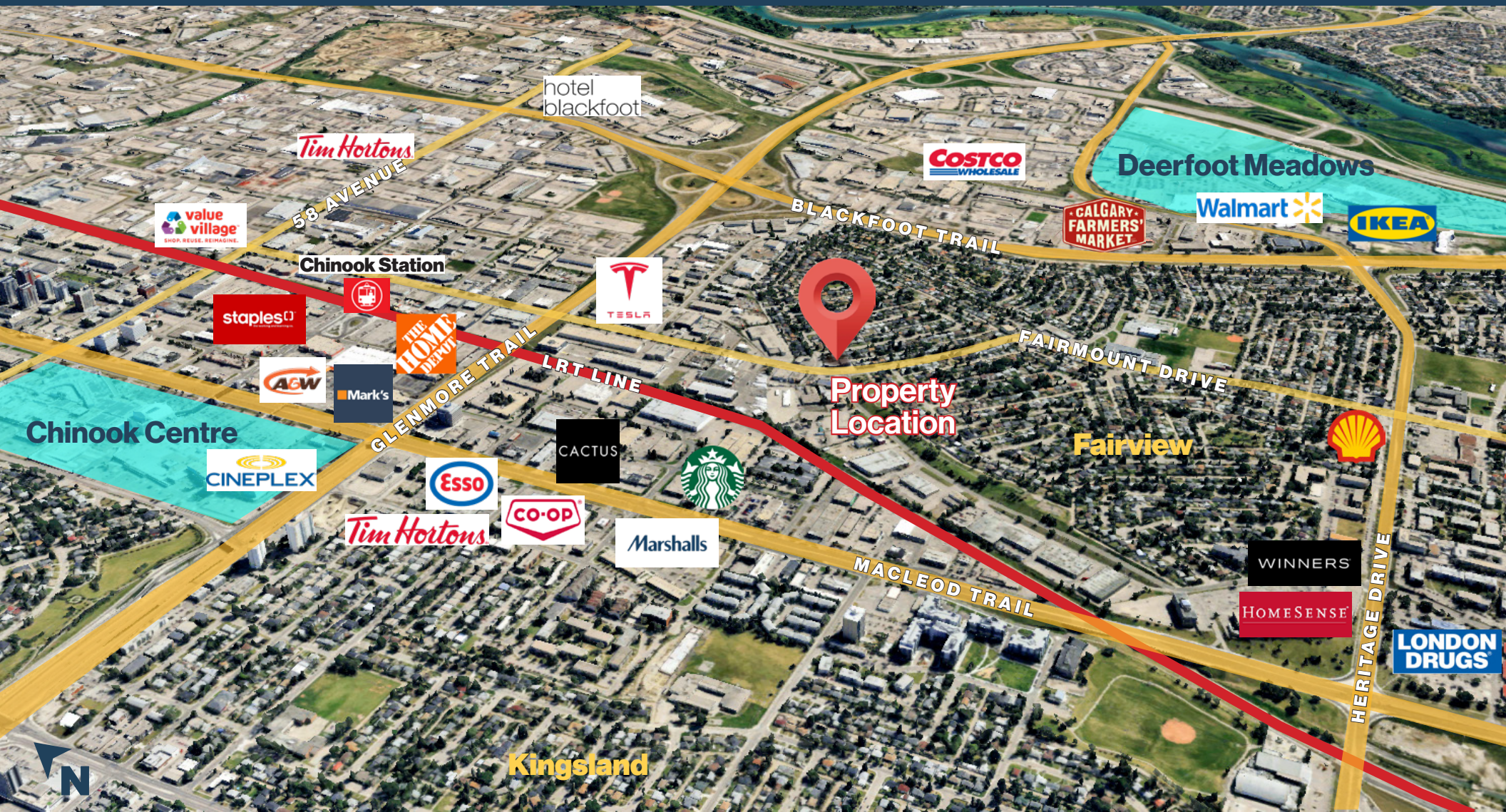
# For Sale

7220 Fairmount Drive SE | Calgary, Alberta

**Fairview Retail/Office Investment**







**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



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