

Blackstone
Commercial Real Estate Services Inc.

For Sale

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

Fairmount Centre

Just Reduced



FAIRMOUNT DRIVE SE

Mahmud Rahman VP /Associate

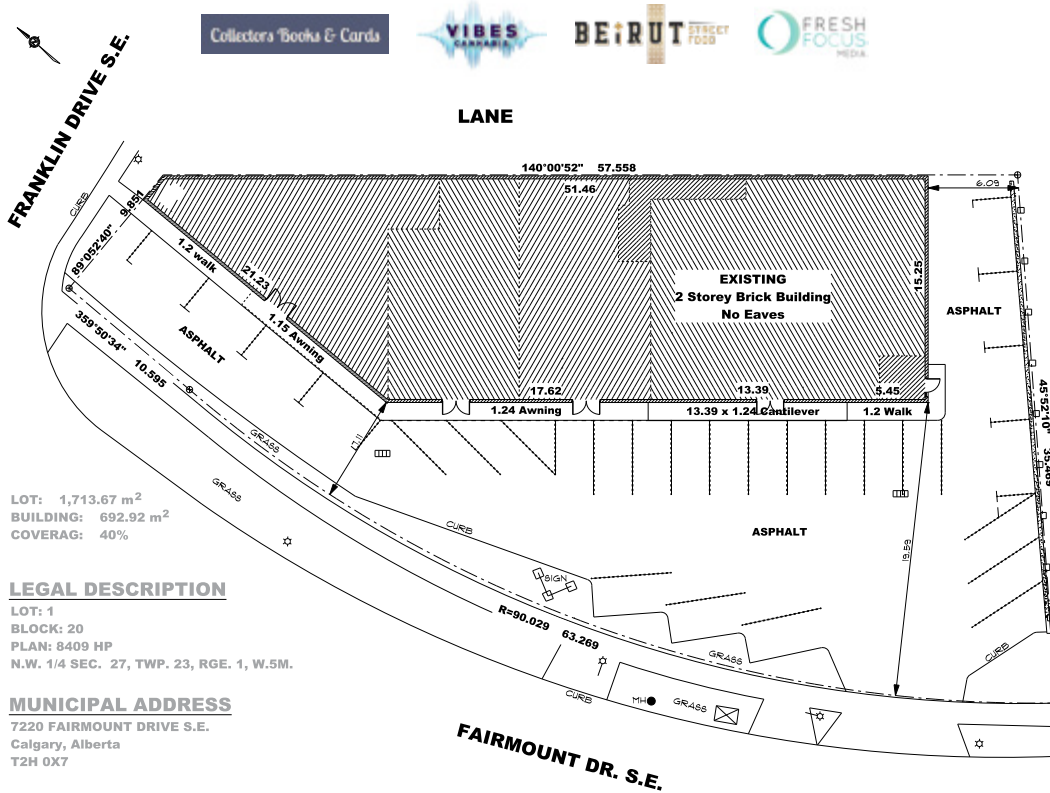
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Asking Price

~~\$3,200,000~~ \$2,800,000

Building Size

12,929 SF

Land Size

0.42 Acres

Op Costs

\$3.35 psf (Est. 2025)

Vacancy

0 SF (0%)

Current NOI

\$147,707 (Below Market Rates)

Parking

20 Surface

Zoning

C-N2

Construction

Masonry

Year Built

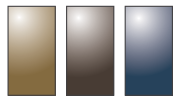
1972

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

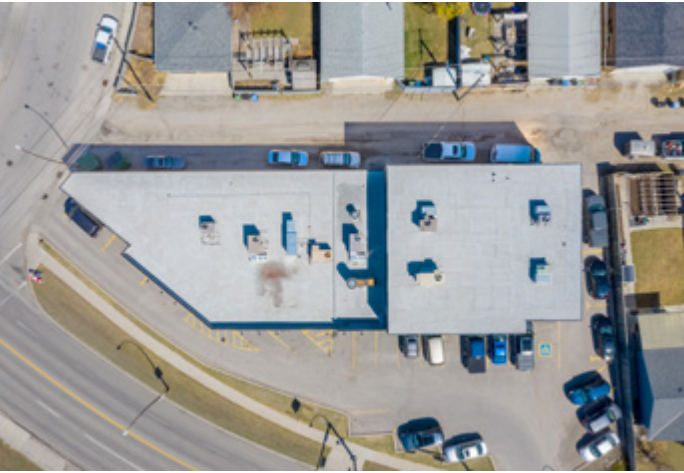


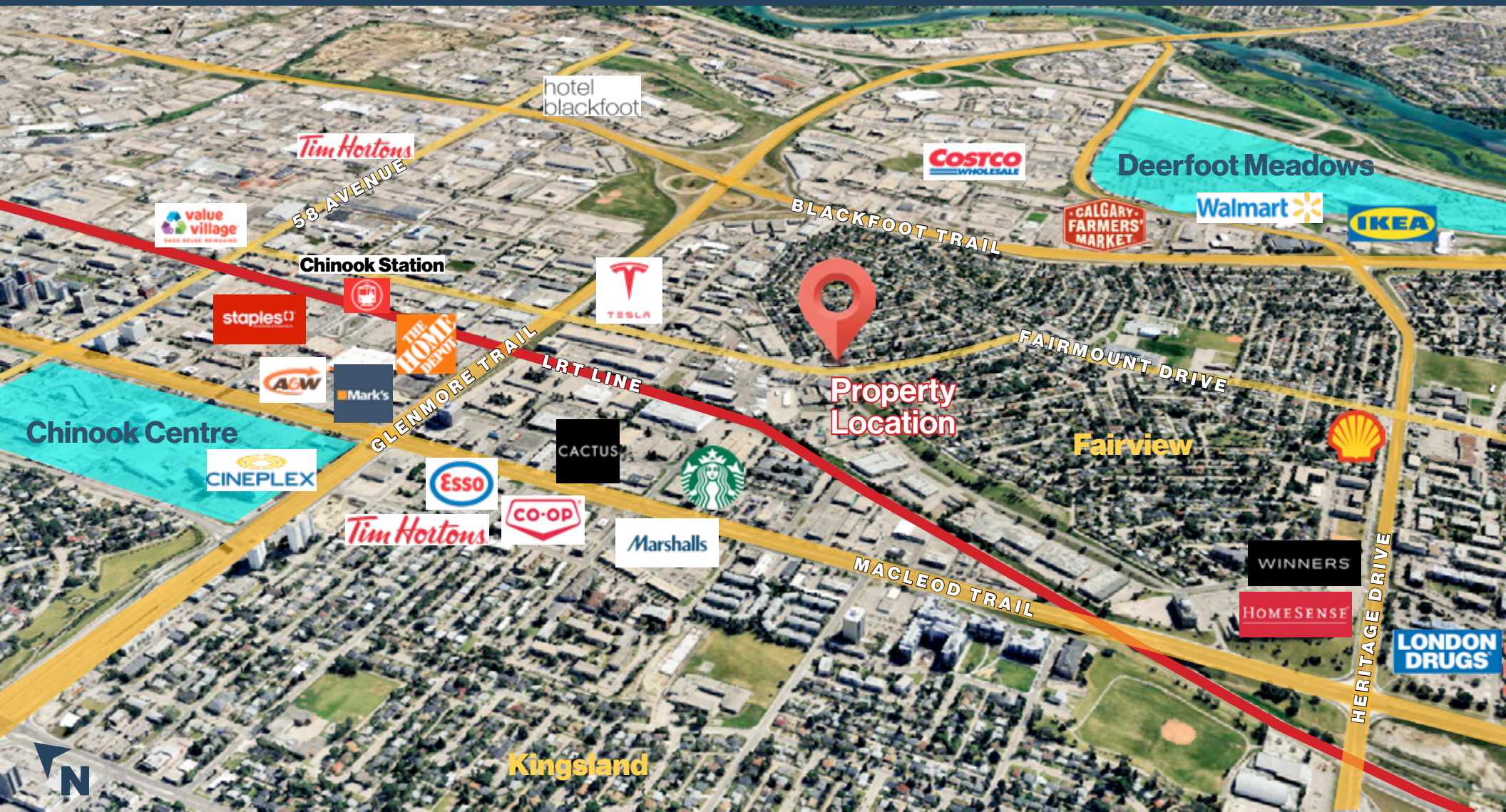
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NEIGHBORHOOD
Fairview



**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



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For more information, please contact one of our Associates.