

Blackstone

For Sale

7220 Fairmount Drive SE | Calgary, Alberta

Fairview Retail/Office Investment

Fairmount Centre



FAIRMOUNT DRIVE SE

Mahmud Rahman *VP /Associate*

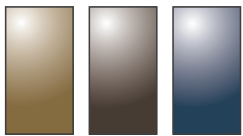
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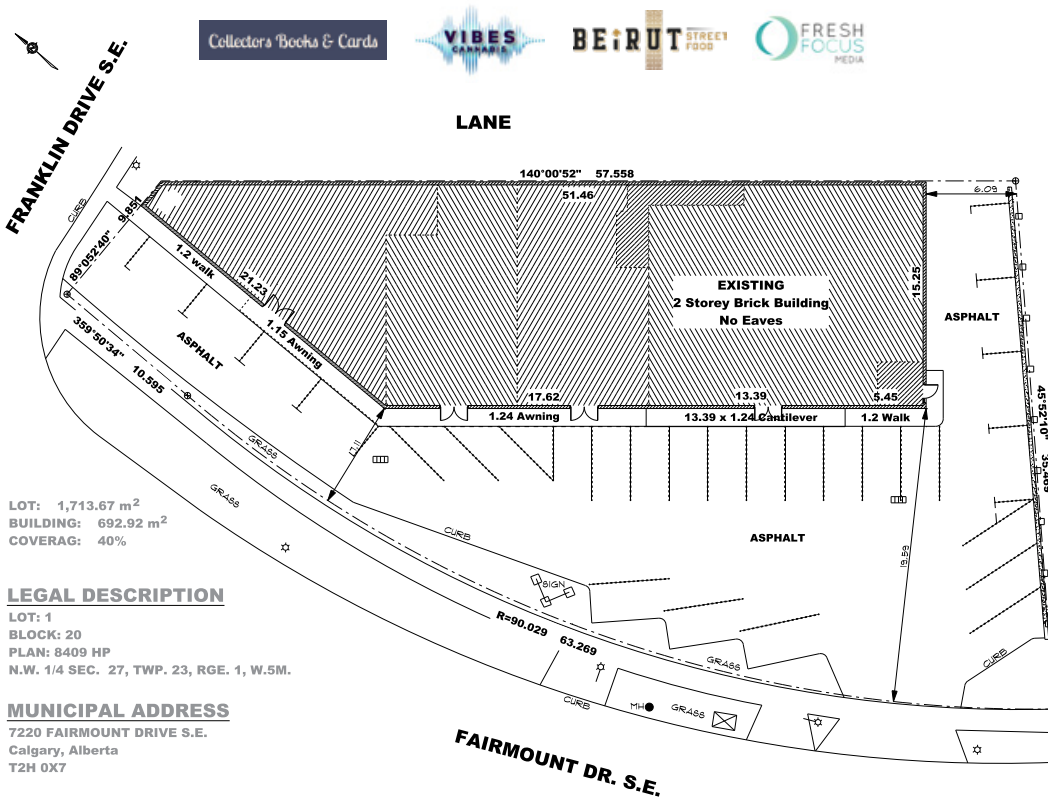
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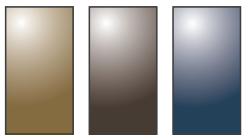
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Fairview Retail/Office Investment



Asking Price	\$3,200,000
Building Size	12,929 SF
Land Size	0.42 Acres
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

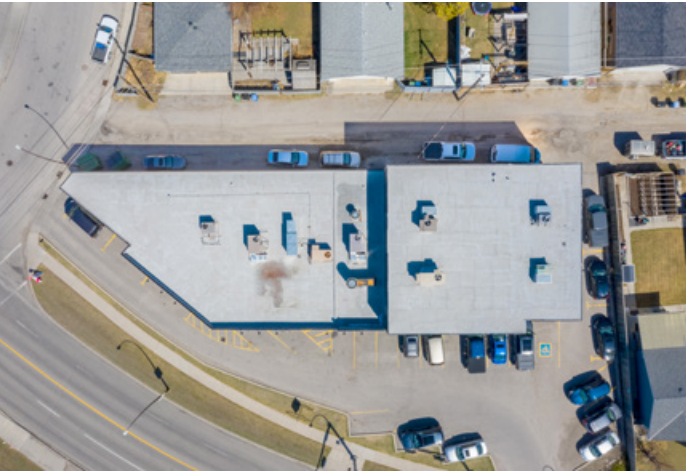


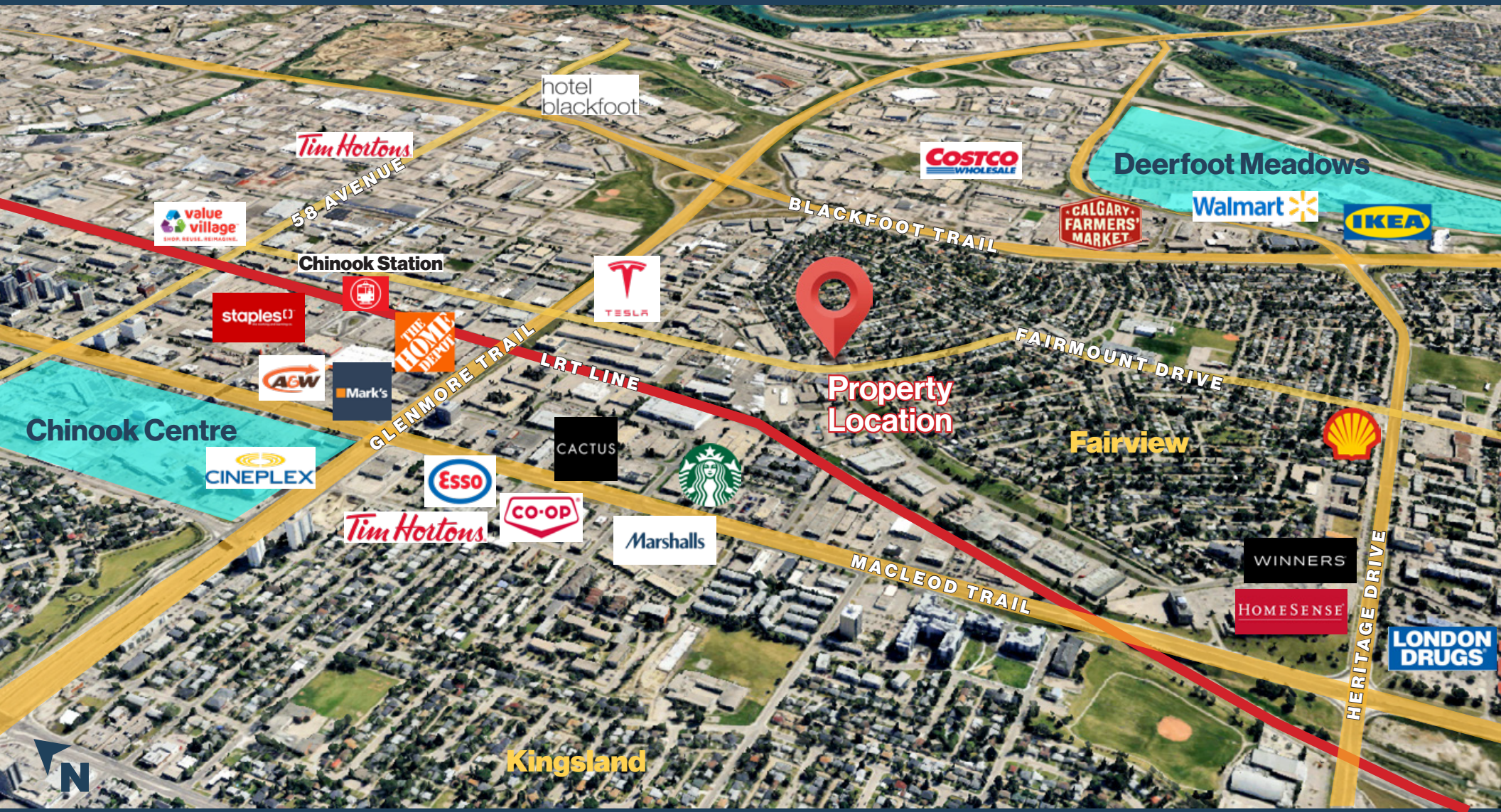
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 **NEIGHBORHOOD**
Fairview

 **POPULATION**
3KM
46,411

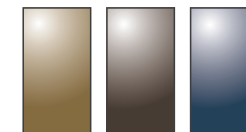
 **MEDIAN AGE**
41.2

 **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.