

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

7220B Fairmount Dr SE | Calgary, AB

**Unit B - Fairmount Centre**



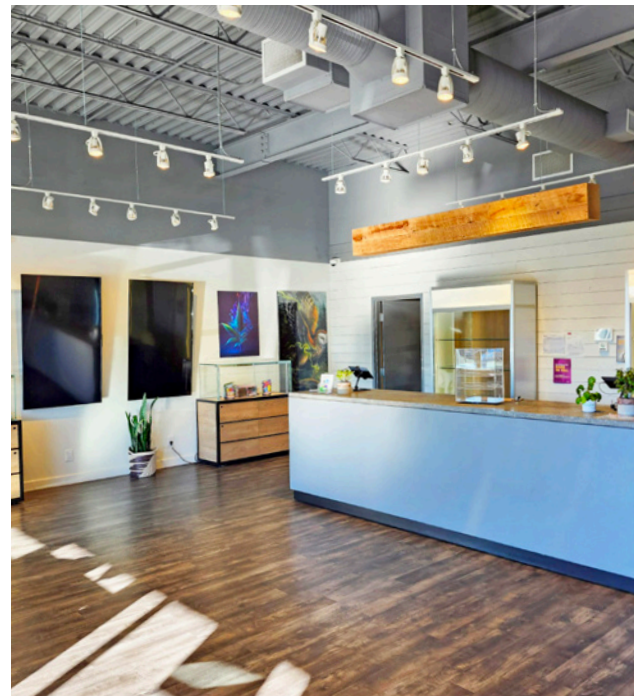
## 7220B Fairmount Dr SE, Calgary AB

High-Exposure Retail/Office Space

### PROPERTY DETAILS

Size	Unit B: 1,357 SF
Rate	Market
Availability	30-days
Op Costs	\$10.25 PSF (Est. 2025)
Zoning	C-N2
Parking	Surface

- Prime Fairview location with excellent visibility along Fairmount Drive SE (17,000+ vehicles/day)
- Exceptional accessibility to Glenmore Trail, Macleod Trail, Blackfoot Trail, and Heritage Drive
- Close to major amenities, including Chinook Centre Shopping Mall and the Chinook LRT Station
- Ample free surface parking for convenient customer and staff access
- Established trade area serving Fairview, Acadia, Kingsland, and Manchester Industrial
- Secure and functional premises, previously used as a cannabis retail store with enhanced security infrastructure
- Versatile opportunity ideal for retail, service, or office users seeking a centrally located, high-exposure space in a connected commercial corridor



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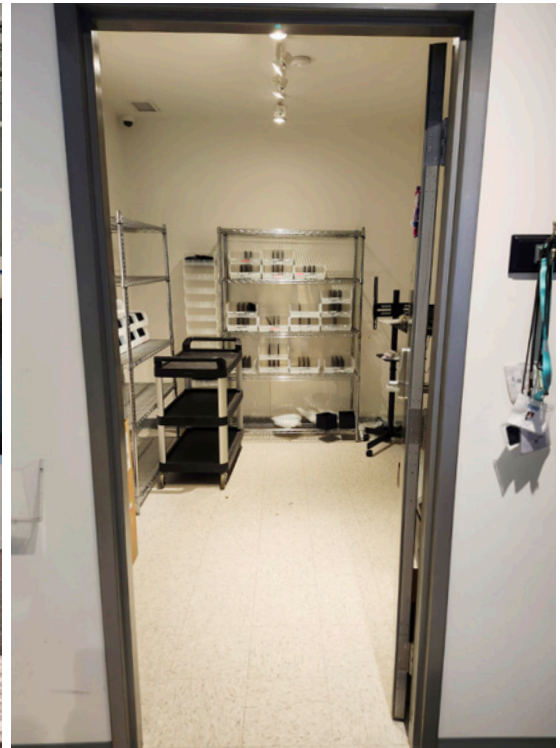
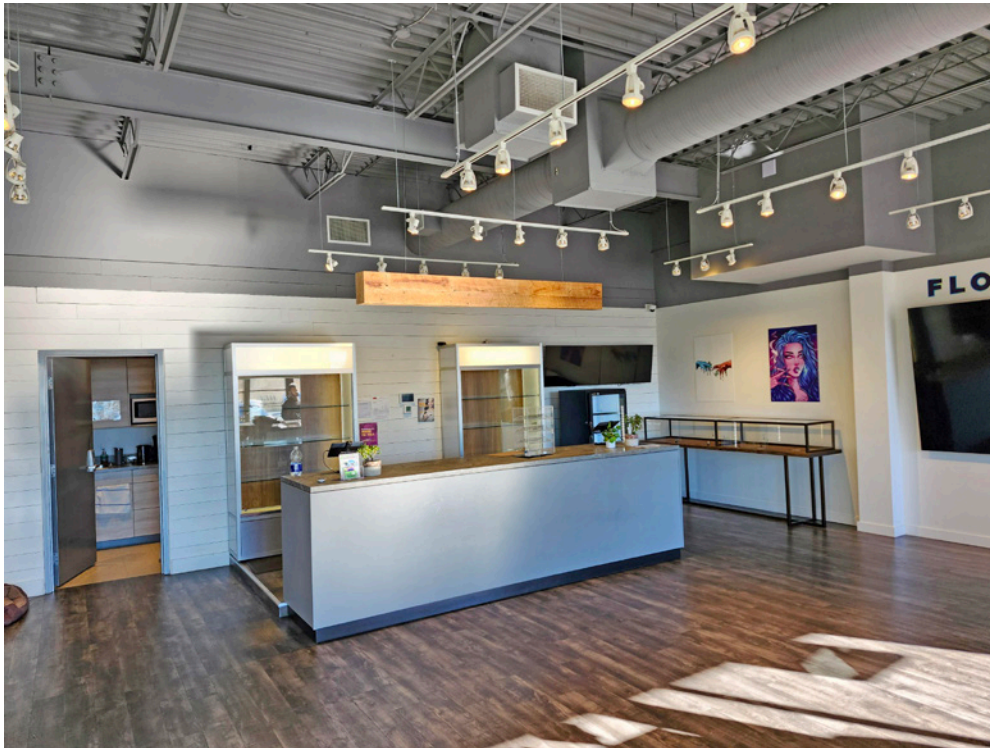
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

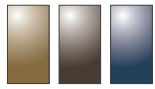
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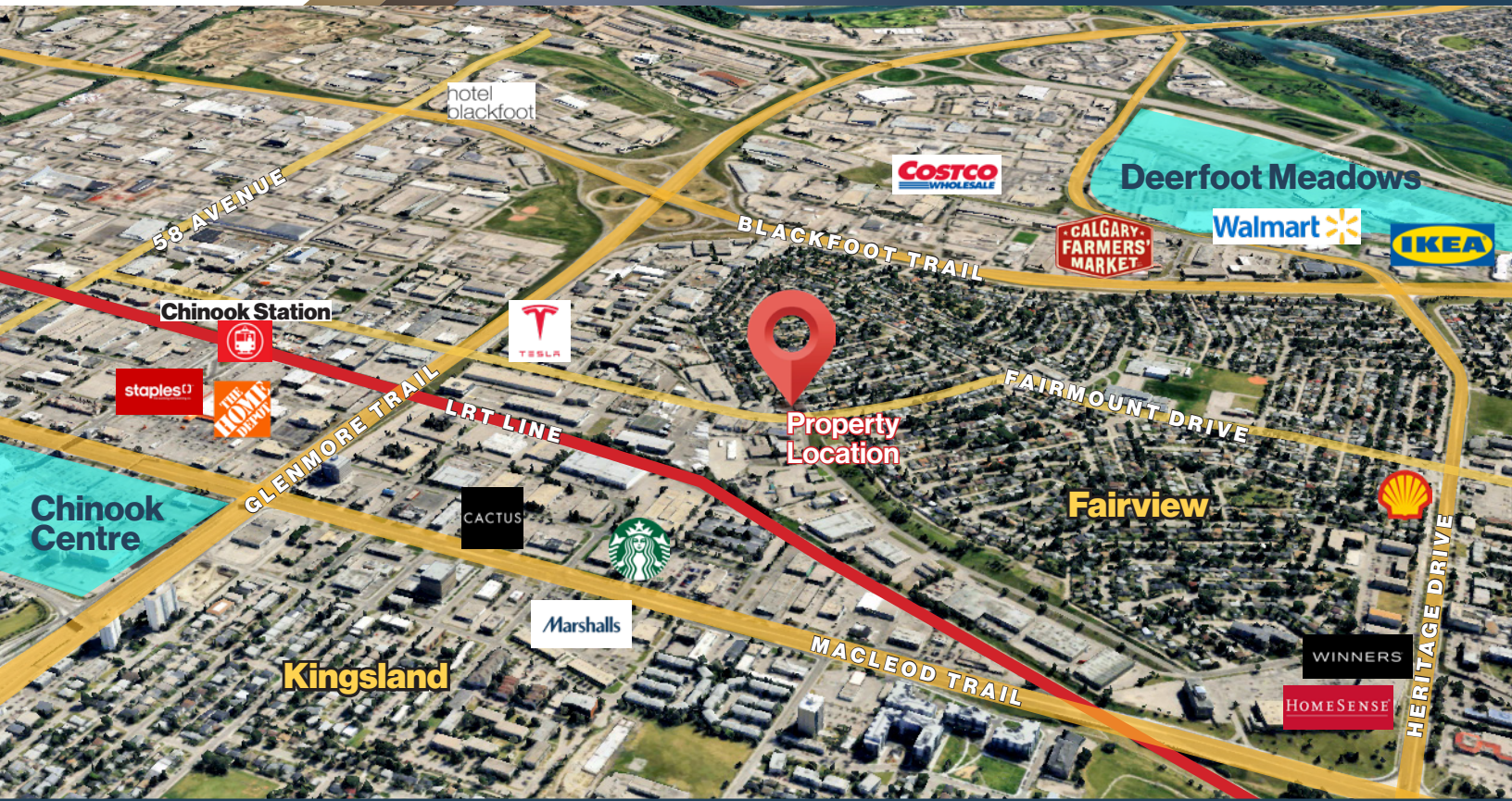


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**NEIGHBORHOOD**  
Fairview



**POPULATION**  
46,411



**MEDIAN AGE**  
41.2



**HOUSEHOLD INCOME**  
\$76,920



**TRAFFIC COUNT**  
17,000 VPD | Fairmount Dr  
21,000 VPD | Centre Street & 62 Av



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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