

FOR SALE

SOUTH CENTRAL OFFICE CONDO FAIRMONT BUSINESS PARK



Highlights ...

- ✓ Excellent South Central location on Fairmont Drive and shadowed by Glenmore Trail
- ✓ Extensively built out as an upscale Wellness Center within a modern upscale business park
- ✓ Conveniently located on Fairmont Drive and Glenmore Trail, accessible to all major traffic corridors
- ✓ Key features include, modern upscale building, ample free parking on site, full height curtain wall glazing, elevator access, 8'6" ceiling height, extensive developed flexible space that could substantially reduce the typical buildout costs of wellness, medical, professional, instructional and office requirements.

CENTURY 21 BAMBER REALTY LTD.

1612 - 17 Avenue S.W. (403) 245-0773 Calgary, Alberta, Canada T2T 0E3

PAUL LOUITT & PHILIP BAMBER

Email: ploutitt@shaw.ca Cellular: 403-861-5232

Email: philip.bamber@century21.ca Cellular: 403-651-1137

www.calgarycommercialrealty.com

Retail, Industrial, Investment Sales & Leasing

FOR SALE

SOUTH CENTRAL OFFICE CONDO FAIRMONT BUSINESS PARK

MUNICIPAL ADDRESS:	Building 5,000 Suite 5316, 7005 Fairmont Drive SE, Calgary, AB T2H 0K4
LEGAL DESCRIPTION:	Condominium Plan 1710186, Legal Unit 37, Unit Factor 270
ZONING:	I-C Industrial Commercial (IP2007)
YEAR BUILT:	2017
SIZE:	Registered size 369.5 sq. m. / 3,977 sq. ft. Interior gross area usable 364.84 / 3,927 sq. ft.
DESCRIPTION:	Fully Developed Office Condo in Fairmont Business Park This exceptional, fully developed office condo is located within the prestigious Fairmont Business Park, an upscale development comprising five bare land condominium units designed to accommodate a variety of uses including office, industrial, and mixed-use spaces. The subject unit within building 5000, has been extensively developed as a wellness center, offering a highly versatile layout that can be easily adapted to suit numerous business requirements, Its thoughtful design and existing improvements can significantly reduce buildout time, costs and streamline the transition.
PARKING:	Ample surface parking at no charge
CEILING HEIGHT:	8'6" clear height in office
ELECTRICAL:	120/208V 400A 3 phase, TBV
PROPERTY TAXES:	(2024) \$19,617.05
CONDO FEES:	(2024) \$2,289.69
UTILITIES:	\$520.00 per month +/-
AVAILABLE:	Within 60 days
ASKING PRICE:	\$1,750,000

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

FOR SALE



F O R S A L E



FOR SALE



FOR SALE

