

FOR SALE

4,032 SF CENTRALLY LOCATED CONDOMINIUM UNIT



**CUSHMAN &
WAKEFIELD**

Lead Agents:

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6769 FAIRMOUNT DRIVE SE

CALGARY, AB

PROPERTY DETAILS

FOR SALE | 6769 Fairmount Drive SE, Calgary, AB

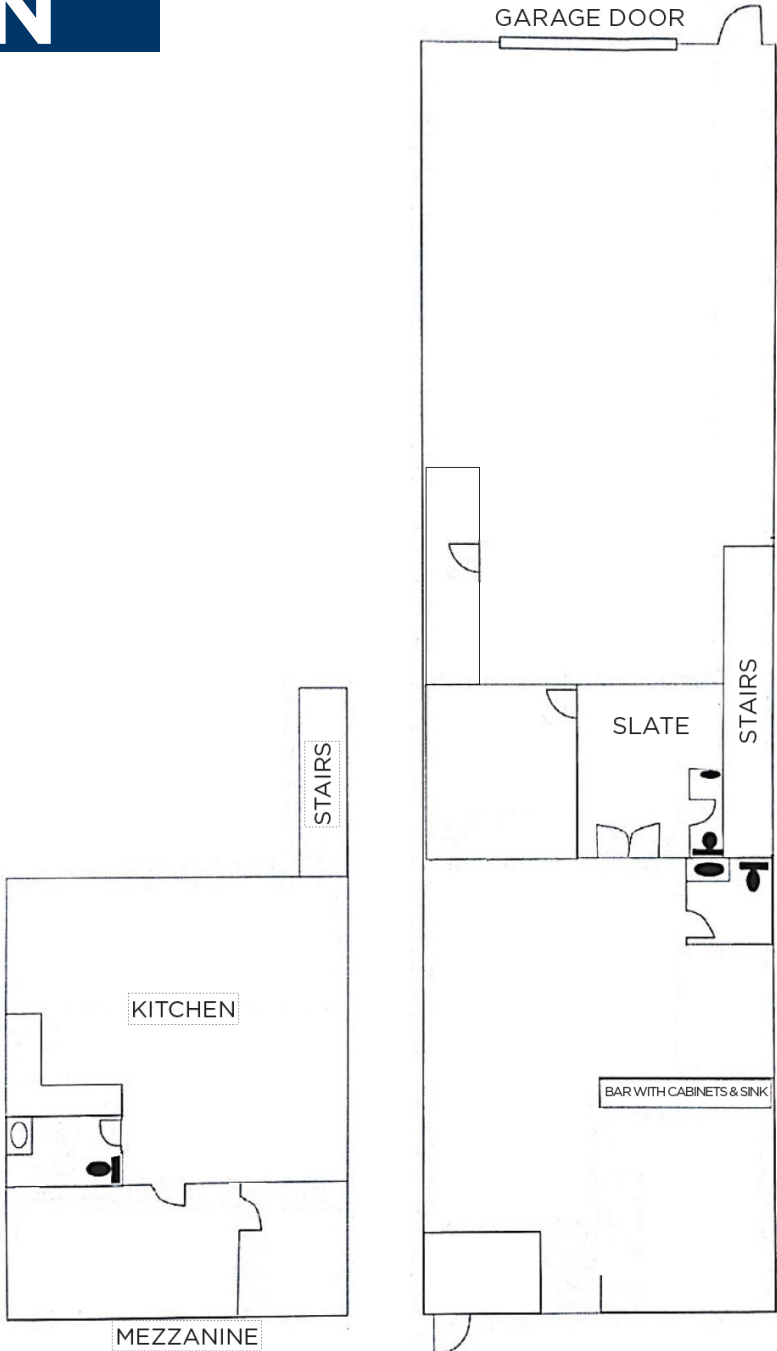
Legal Description:	Plan 0412882; Unit 17
District:	Fairview
Available Area:	Main Floor Office: Area: ± 1,176 sf 2nd Floor Office Area: ± 1,176 sf Shop Area: ± 1,680 sf Total Area: ± 4,032 sf
Year Built:	2004
Zoning:	I-G (Industrial General)
Ceiling Height:	25' clear
Power:	100 Amps @ 600 Volts
Loading:	1 (12' x 14') drive-in door
Availability:	30 days
Asking Price:	\$1,230,000
Property Taxes:	\$21,133.98 (2022)
Condo Fees:	\$706.43/month

COMMENTS

- 6 parking stalls available
- Sprinklers on site
- High quality office build out
- Large marshalling area
- 2 different access points
- Centrally located with close proximity to Macleod Trail, Glenmore Trail and CF Chinook Shopping Centre



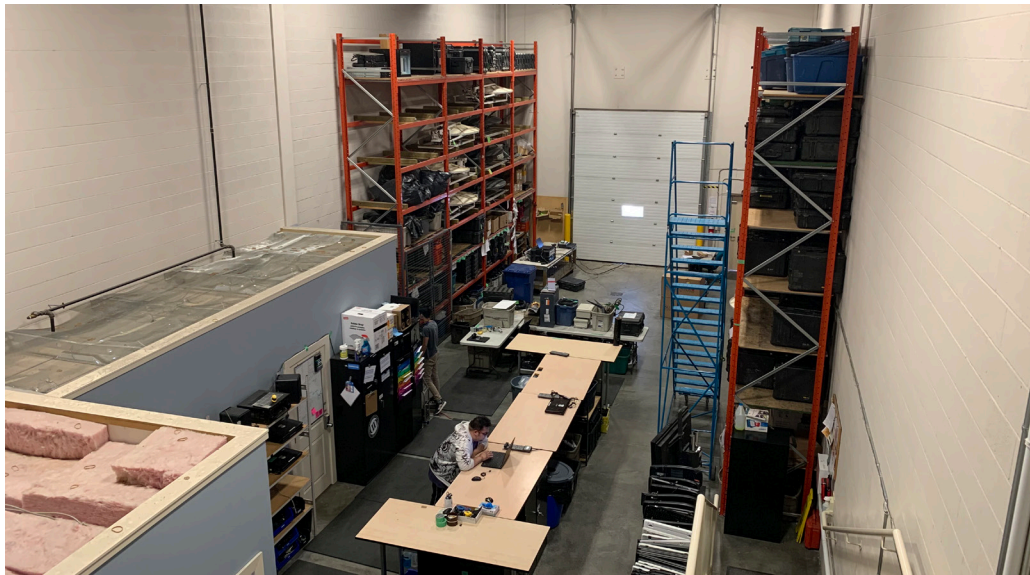
FLOOR PLAN



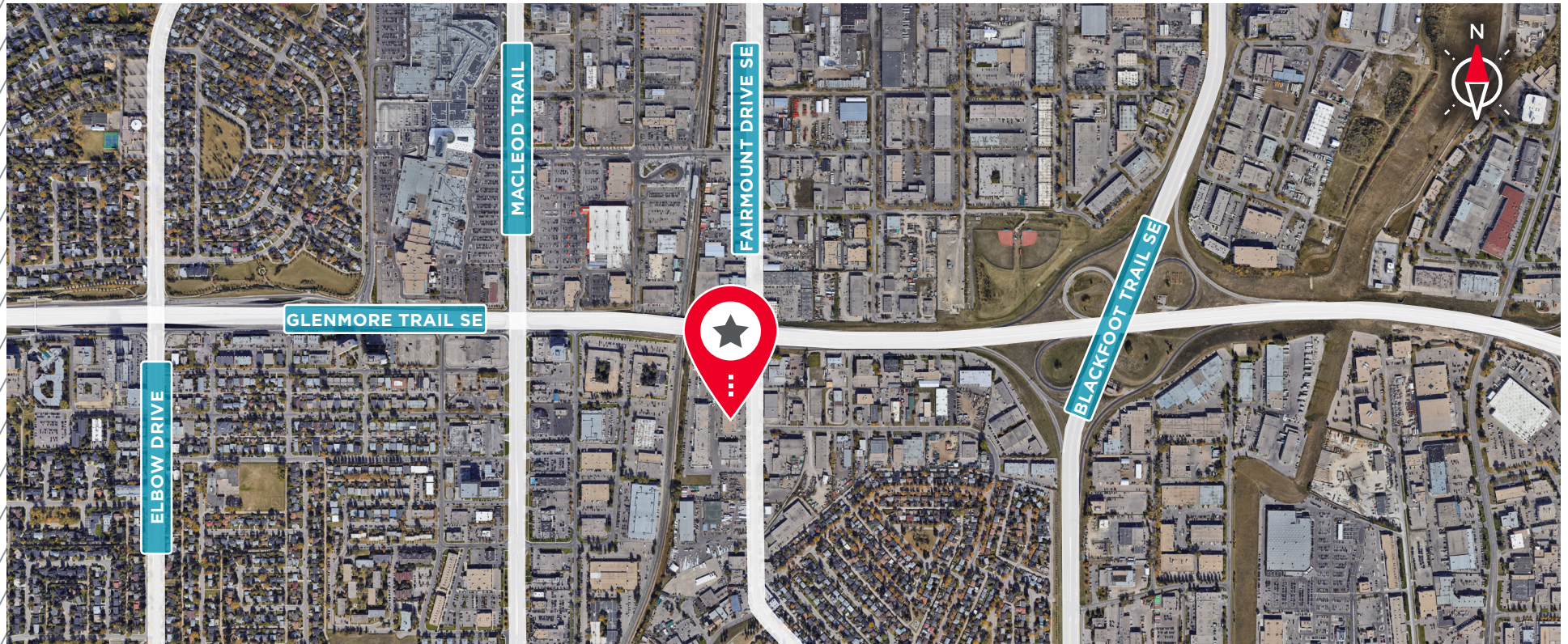
*Not to scale, not exactly as shown.

INTERIOR PHOTOS

FOR SALE | 6769 Fairmount Drive SE, Calgary, AB



LOCATION MAP



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