



**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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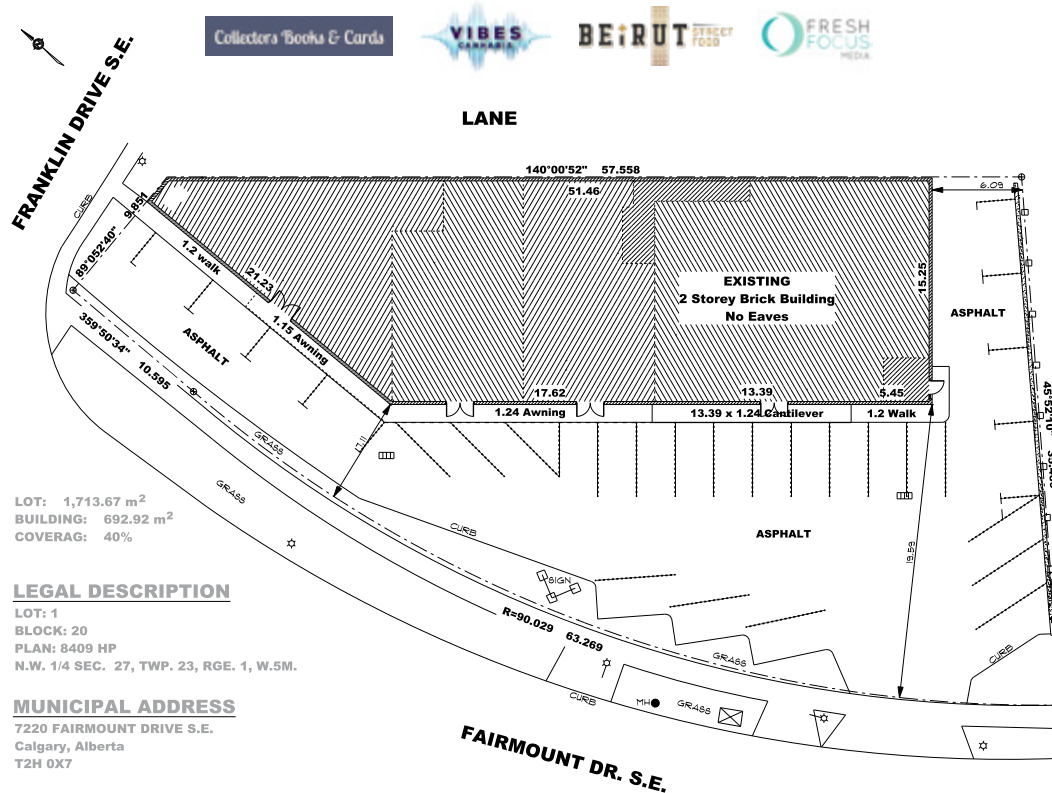
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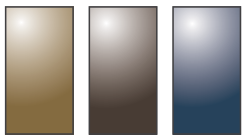


7220 Fairmount Drive SE | Calgary, Alberta  
**Fairview Retail/Office Investment**



Asking Price	\$3,200,000
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	<ul style="list-style-type: none"><li>• Prime Investment Opportunity – Retail/office strip centre in Fairview</li><li>• High-Visibility Location – Easy access to Glenmore Trail, Macleod Trail, Blackfoot Trail &amp; Heritage Drive</li><li>• Ample Free Surface Parking – Enhancing tenant and customer convenience</li><li>• Thriving Trade Area – Servicing Fairview, Acadia, Manchester Industrial, Kingsland &amp; more</li></ul>





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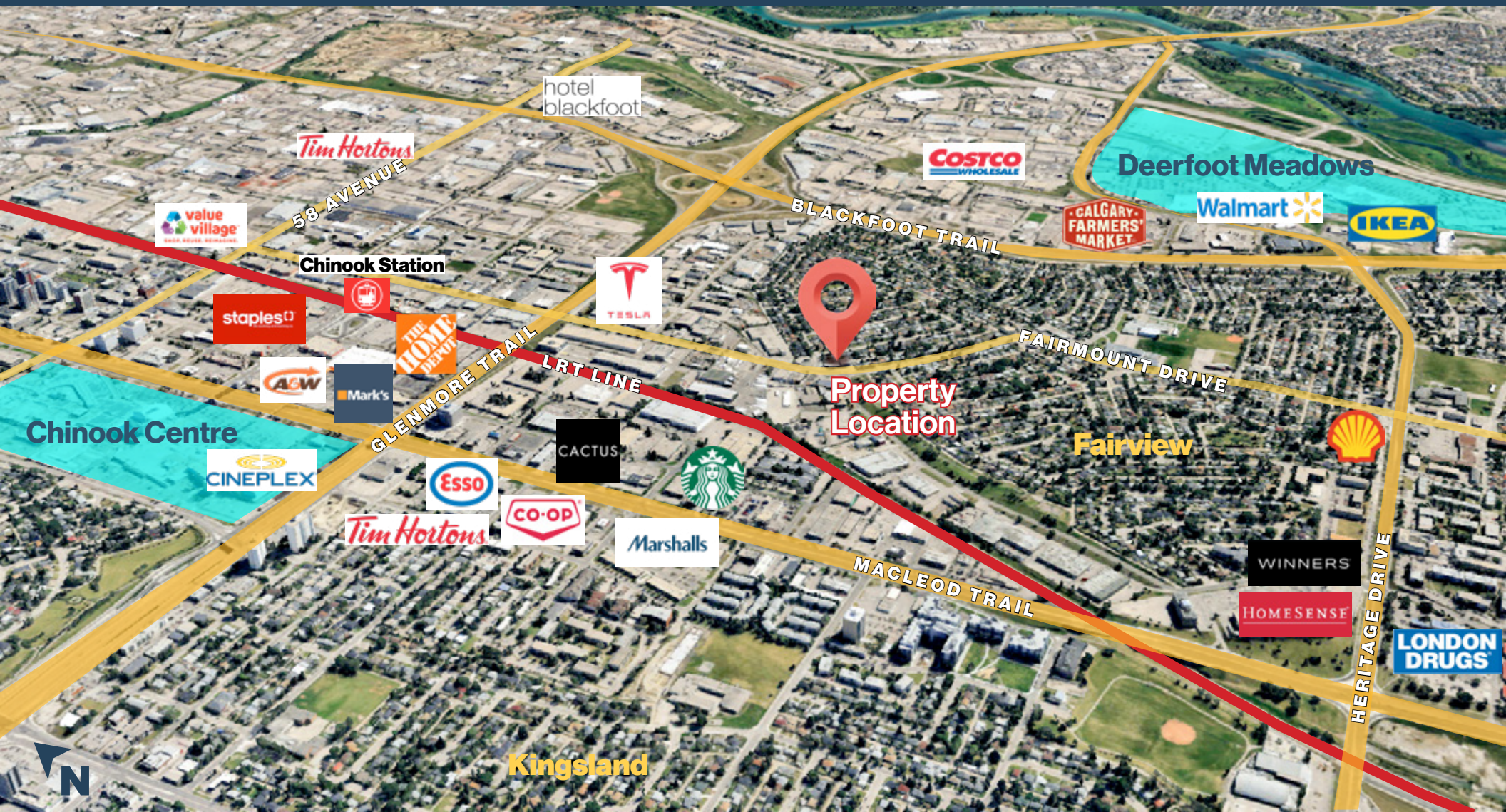
# For Sale

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**Fairview Retail/Office Investment**







**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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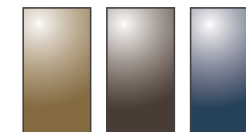
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# Thank you for your Interest



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For more information, please contact one of our Associates.