

Blackstone
Commercial Real Estate Services Inc.

For Sale

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

Fairmount Centre



Mahmud Rahman VP /Associate

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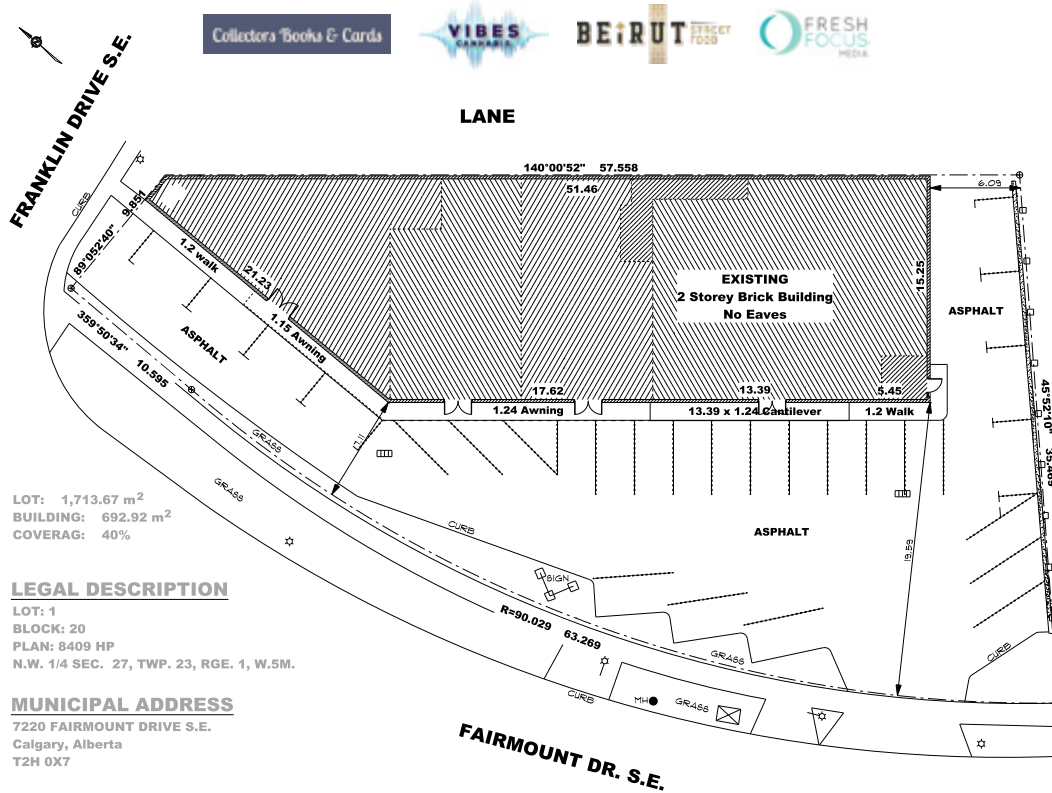
Randy Wiens Senior Associate

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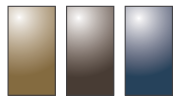
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Fairview Retail/Office Investment



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



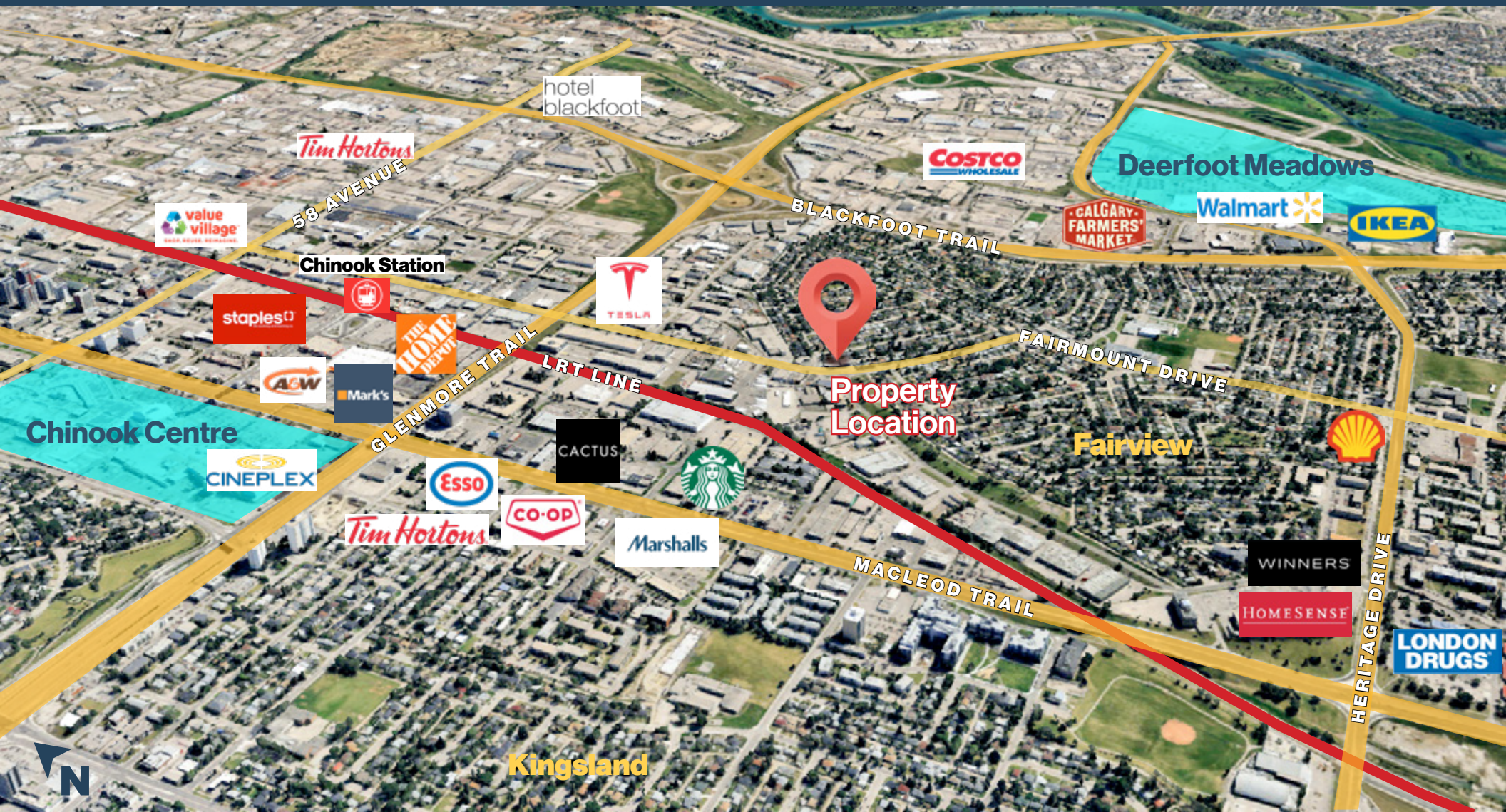
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NEIGHBORHOOD
Fairview



**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.