



**GRASSROOTS**  
REALTY GROUP

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**5316, 7005 Fairmont Drive SE  
Calgary, Alberta**

**MLS # A2242094**



**\$22 per sq.ft.**

**Division:** Fairview Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,977 sq.ft.

**Zoning:** I-C Industrial Commercial

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Now Offered for Sale or Lease. Discover a prime opportunity within Fairmore Business Park with this extensively built-out Class A medical office space. Designed to accommodate a variety of medical or professional office uses, this space offers both functionality and flexibility to meet the needs of modern businesses. Ample scramble surface ensures convenience for clients and staff alike. Situated just off Macleod Trail and Glenmore Trail in the thriving Fairview Industrial area, the location provides exceptional accessibility and visibility. Whether you're expanding or relocating, this space combines premium finishes with an unbeatable location to elevate your practice or business operations.