



MAYFAIR PLACE

6707 ELBOW DRIVE SW
CALGARY, ALBERTA



Common Area Amenity

HIGHLIGHTS

- Steps away from Chinook Centre with other nearby retail, services and amenities in the area.
- Ample above and heated underground parking with designated visitor parking stalls.
- Chinook LRT station within short walking distance and bus stops directly in front of building.
- Approximately 360 attached residential apartments supporting the commercial tenants.
- Added bonus, tenants receive access to weight room, swimming pool, and sauna facility.

BUILDING INFO



Unit Options

Turn Key and Build to Suit Options Avail.



Floors

Three Elevator Access



Zoning

C-COR2



Traffic Count

30,000 vpd Elbow Dr.
108,000 vpd Glenmore Tr.

PROPERTY DESCRIPTION

Rent: Below Market

Op. Costs: \$15.26 psf est.

Rentable Area: Unit 126: 2,380 sq. ft.
Unit 201: 746 sq. ft.
Unit 217: 2,918 sq. ft.
Unit 218: 4,023 sq. ft.
Unit 303: 8,222 sq. ft.

Parking: Common usage for above and underground parkade, reserved underground stalls available

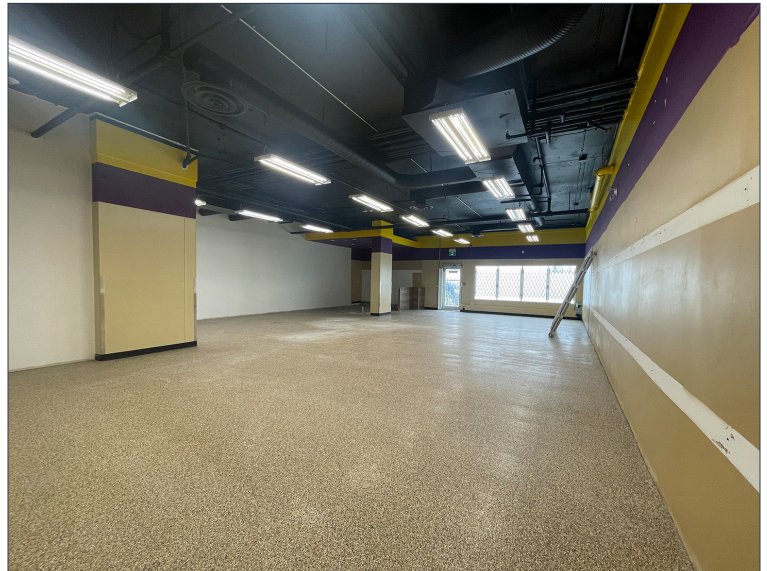
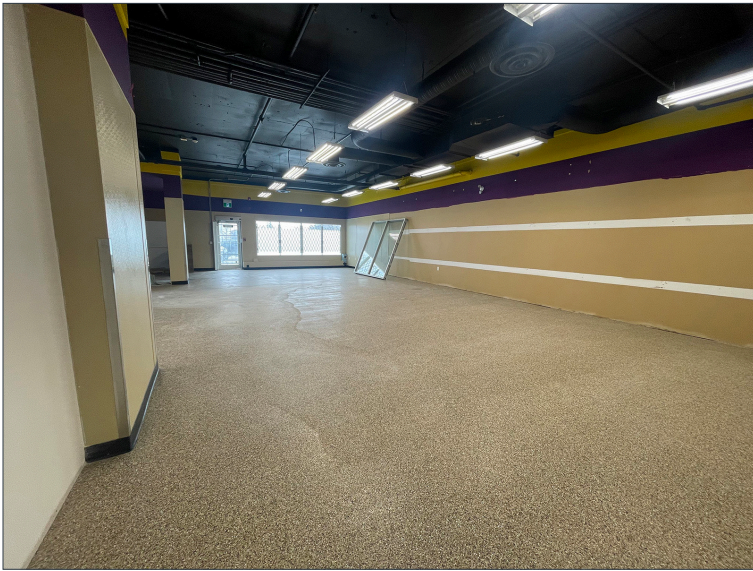
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AvenueCommercial.com

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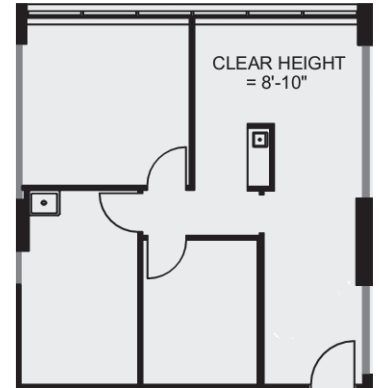
FLOOR PLANS

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta

Unit 126



Unit 201: Small Turnkey Office



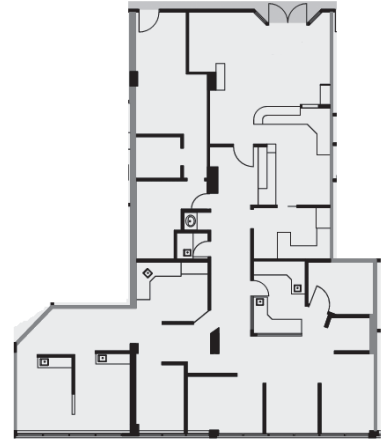
Unit 201
746 sq. ft.



FLOOR PLANS

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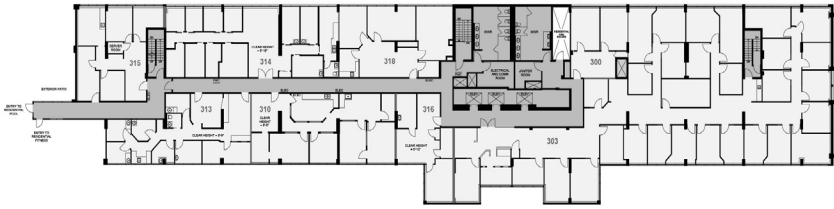
Unit 217: Former Dental Practice - Equipment Shown in Photos is not Available



Unit 217
2,918 sq. ft.



Unit 218:



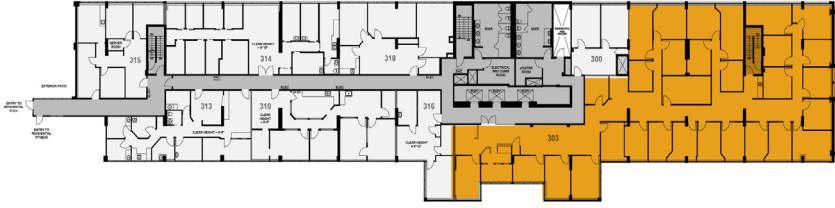
Unit 218
4,023 sq. ft.



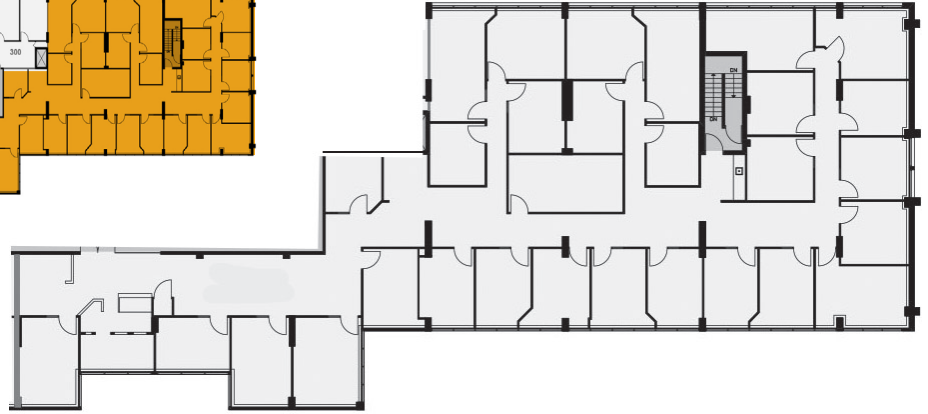
FLOOR PLANS

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Unit 303: Possible Daycare with Outdoor Patio/Play Area Opportunity

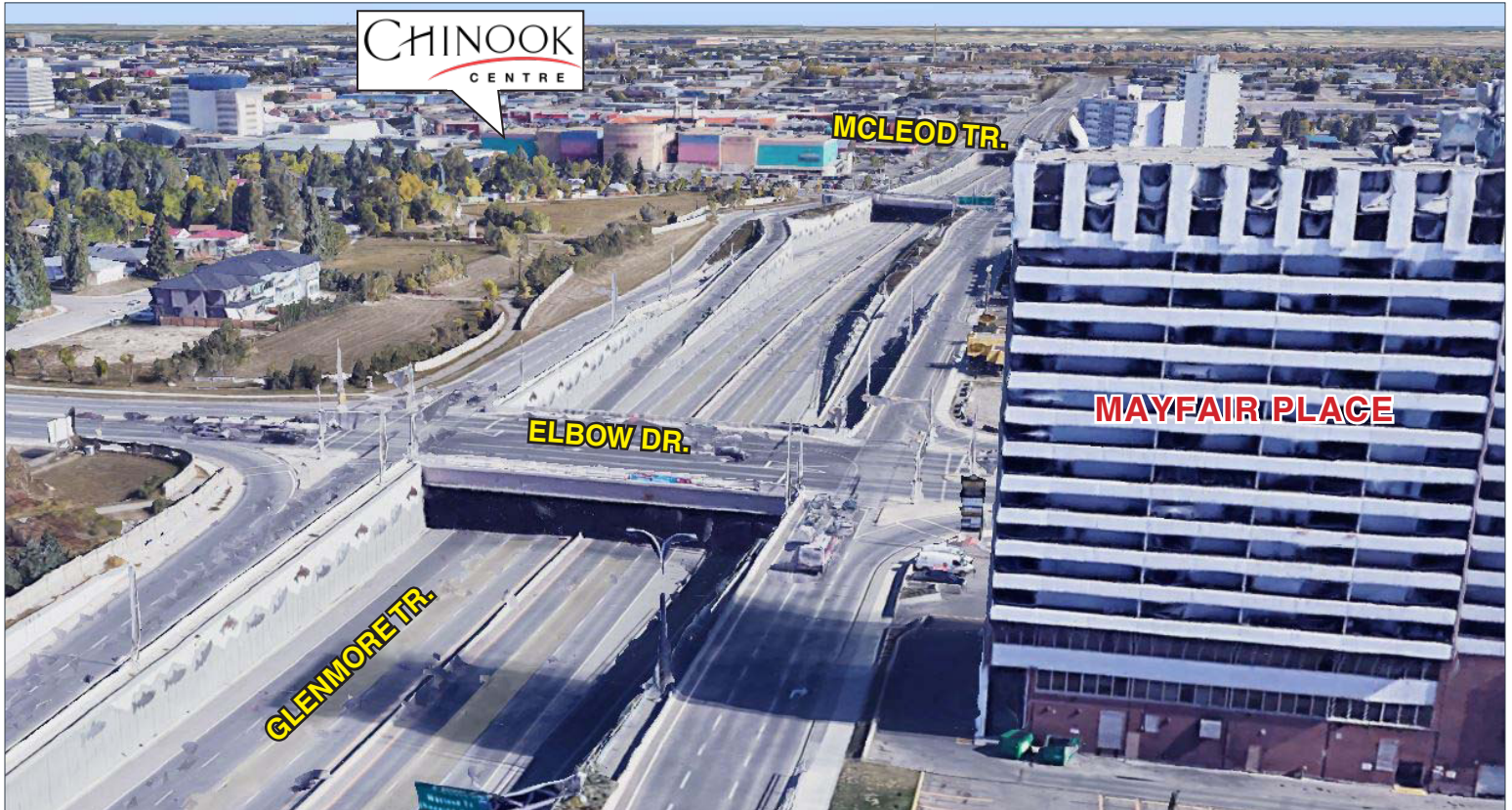


Unit 303
8,222 sq. ft.



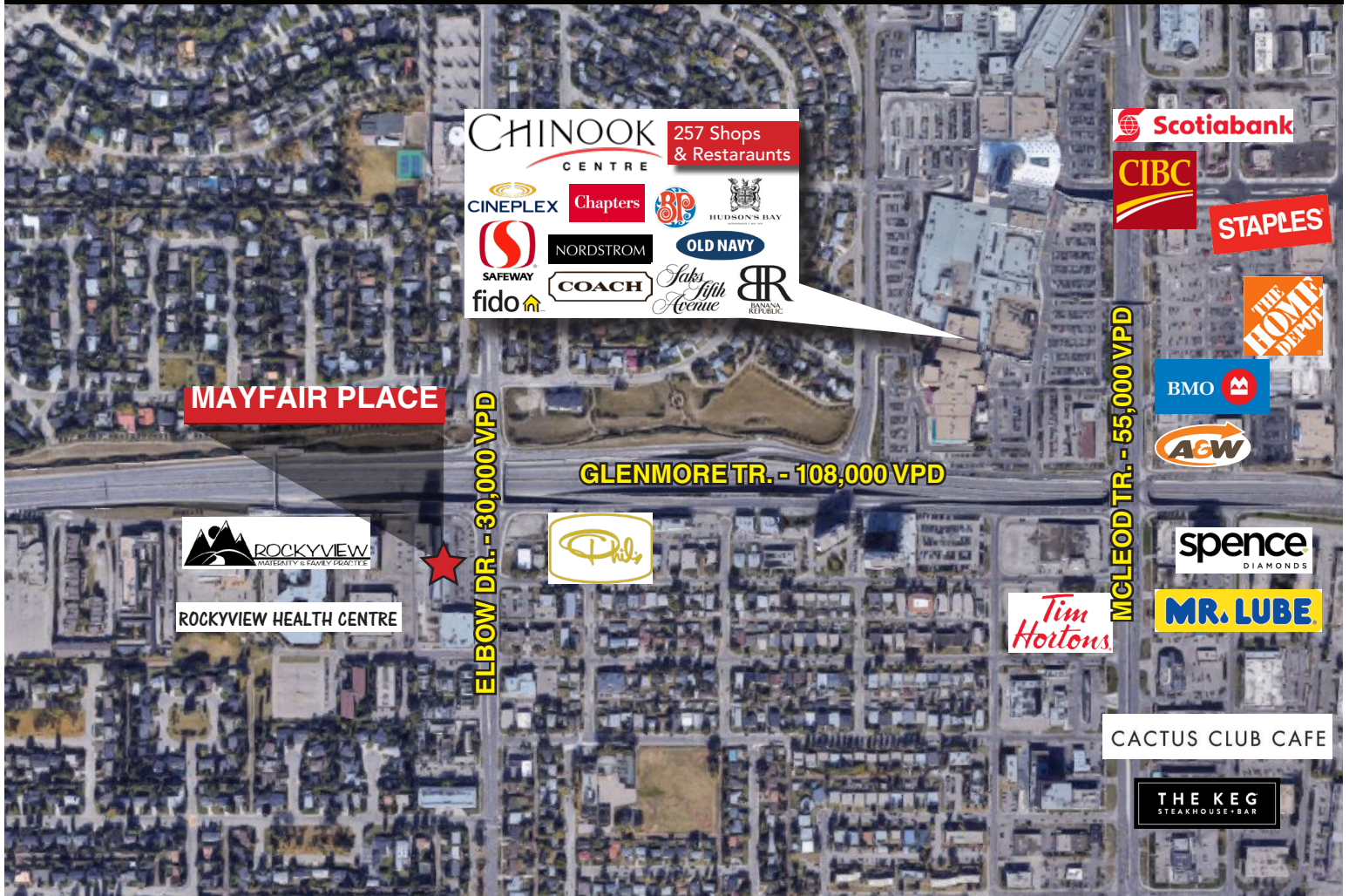
COMMON AREA

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta



LOCATION

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta



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