



**Major intersection of Heritage Dr and Elbow Dr**

**RETAIL SPACE FOR LEASE**

**Elbow Park Plaza**  
8408 Elbow Drive SW, Calgary

- ▶ Located within high-profile, densely populated area.
- ▶ Excellent exposure to high traffic on Elbow Drive SW and Heritage Drive SW.
- ▶ In proximity to Heritage LRT Station.
- ▶ Heritage Drive SW connects property to Macleod Tr., 14 Street SW and Deerfoot Tr.



**PROPERTY INFORMATION**

**COMMUNITY:** Haysboro

**AVAILABLE FOR LEASE:**

**RETAIL:**  
1,570 sq. ft. Unit 100 **C/L**  
2,300 sq. ft. Unit 104

**OFFICE:**  
~~600 sq. ft. Suite 202~~ **LEASED**

**PARKING:** Surface and underground

**OP. COSTS AND TAXES:** \$14.25 per sq. ft. (est.)

**NET RENT:** Market

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Andrew Sherbut**, SENIOR ASSOCIATE, RETAIL SERVICES  
c: **403-607-1819** p: **403-290-0178**  
asherbut@barclaystreet.com

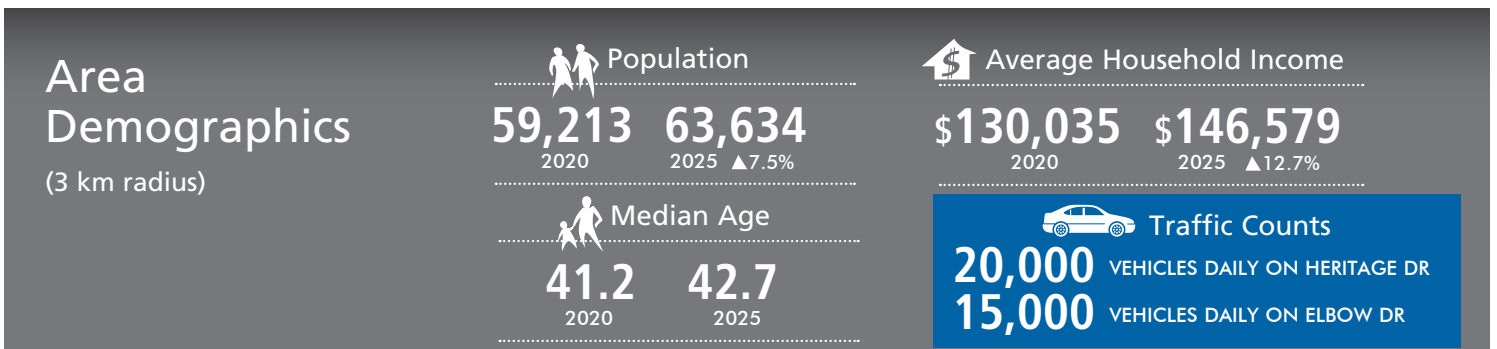
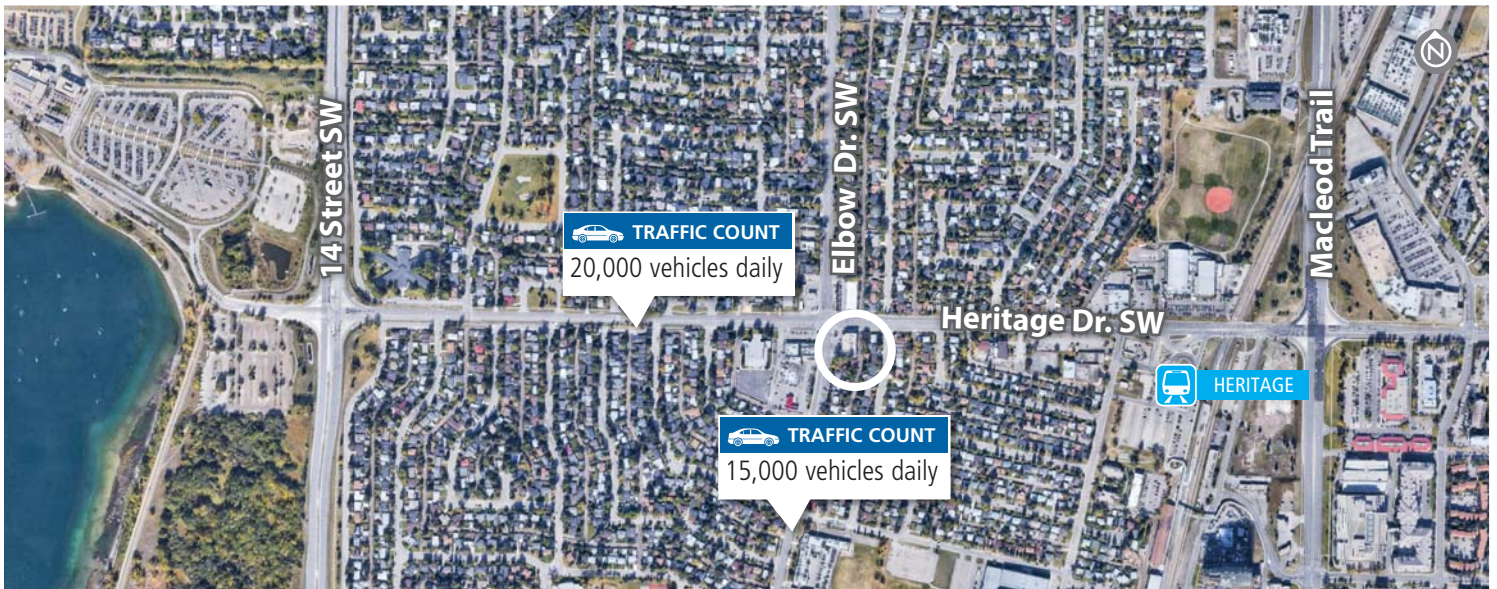
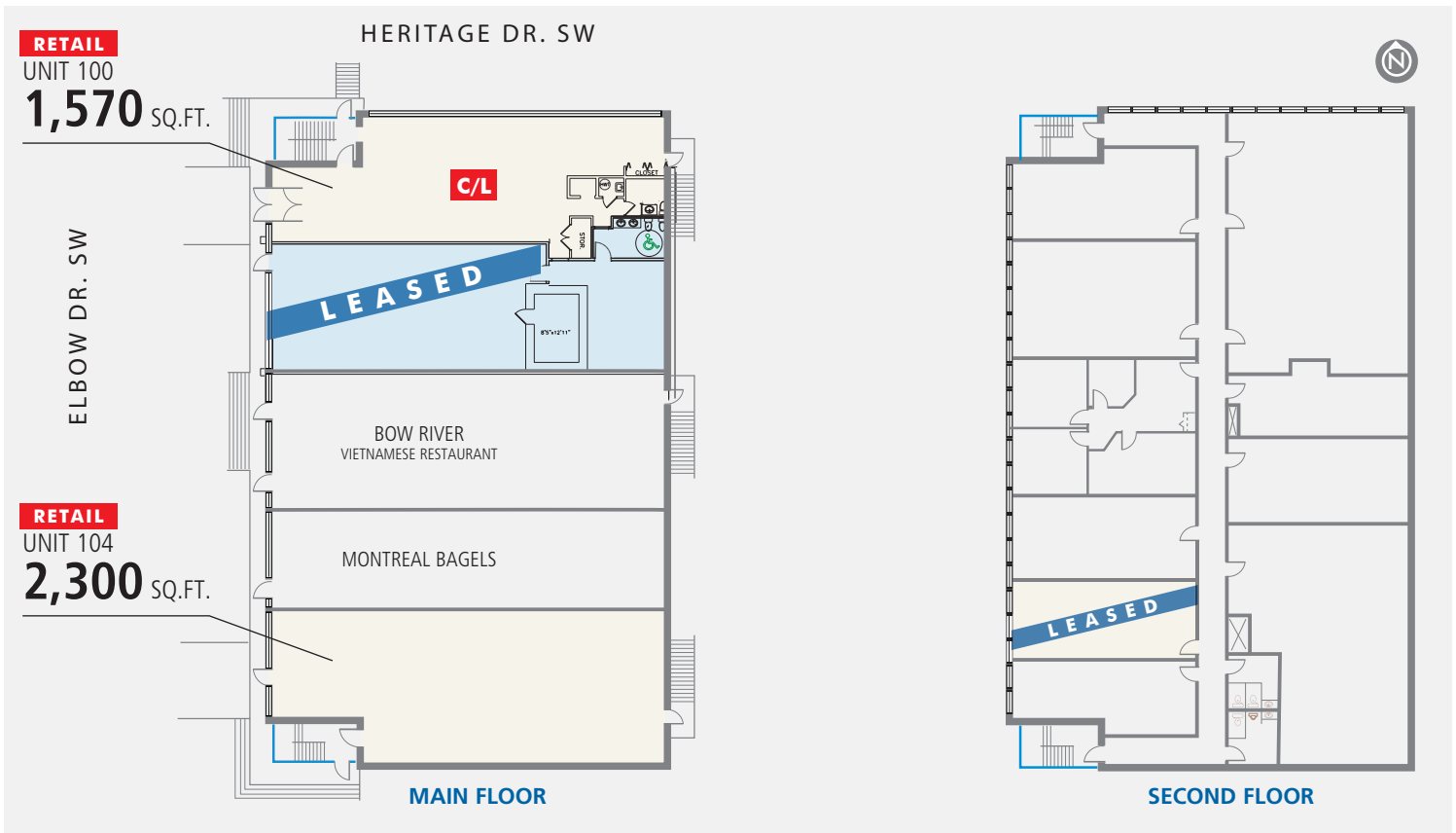
403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5 • www.barclaystreet.com



**BARCLAY STREET**  
REAL ESTATE



LOCAL EXPERTISE MATTERS



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.