



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.

PROPERTY DESCRIPTION

Rent:	Below Market
Op. Costs:	\$20.19 psf est. 2024
Rentable Area:	Unit 126: 2,362 sq. ft. Unit 211: 1,552 sq. ft. Unit 218: 2,524 sq. ft. Unit 241: 217 sq. ft. Unit 242: 515 sq. ft. Unit 250: 2,601 sq. ft. Unit 313: 1,613 sq. ft. Unit 314: 2,286 sq. ft. Unit 317: 572 sq. ft.
Parking:	Common usage for above and underground parkade, reserved underground stalls available

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.

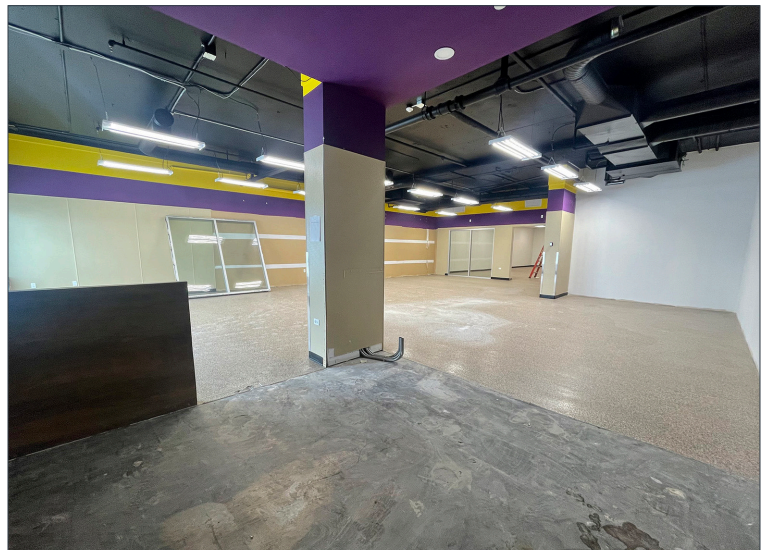
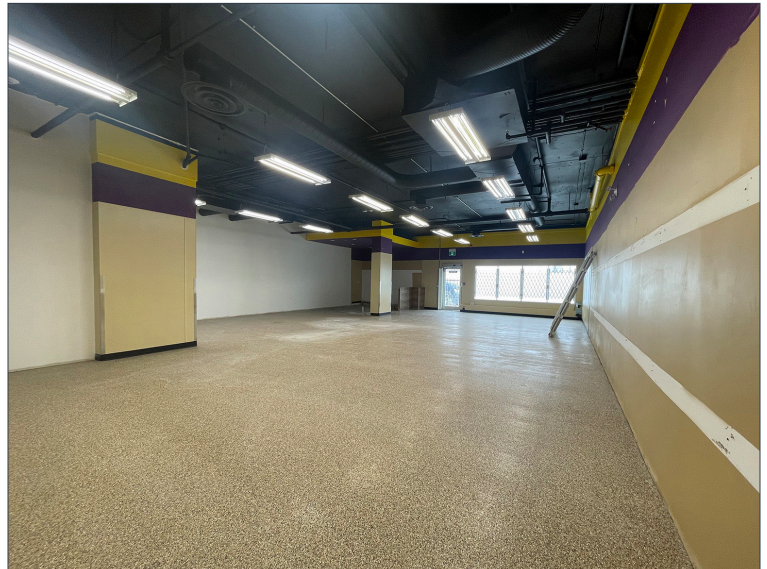
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AvenueCommercial.com

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FLOOR PLANS

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta

Unit 126: 2,362 SF



Unit 211: 1,552 SF Small Turnkey Office



Unit 218: 2,524 SF



Unit 241: 217 SF



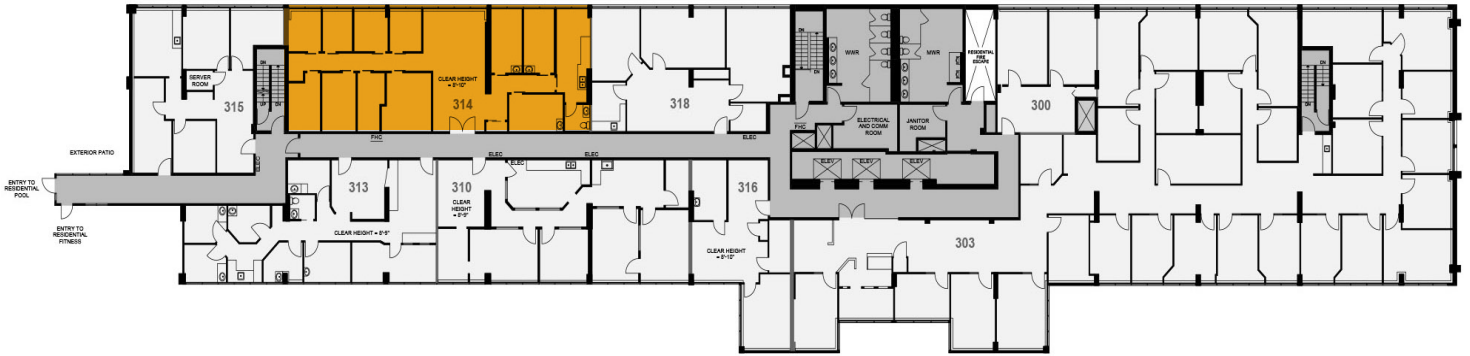
Unit 242: 515 SF



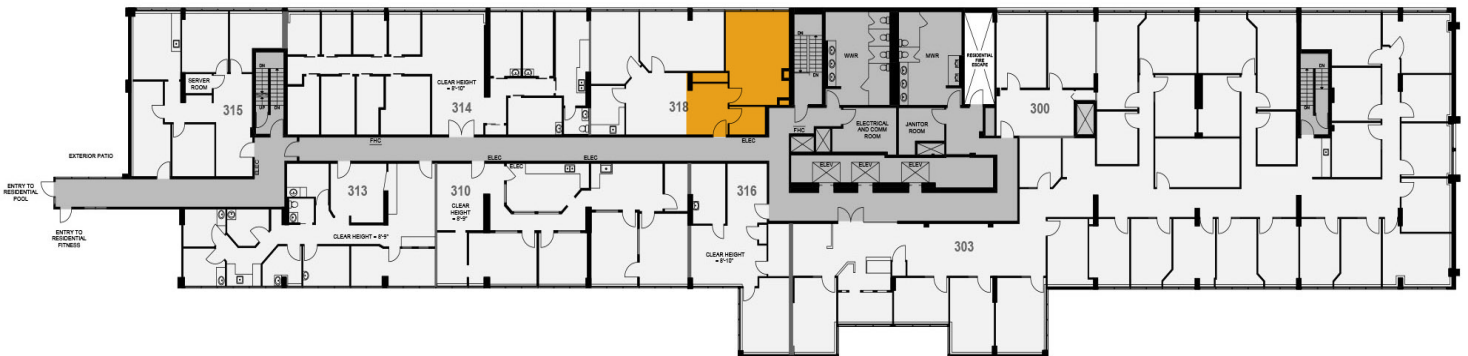
Unit 250: 2,601 SF



Unit 314: 2,286 SF

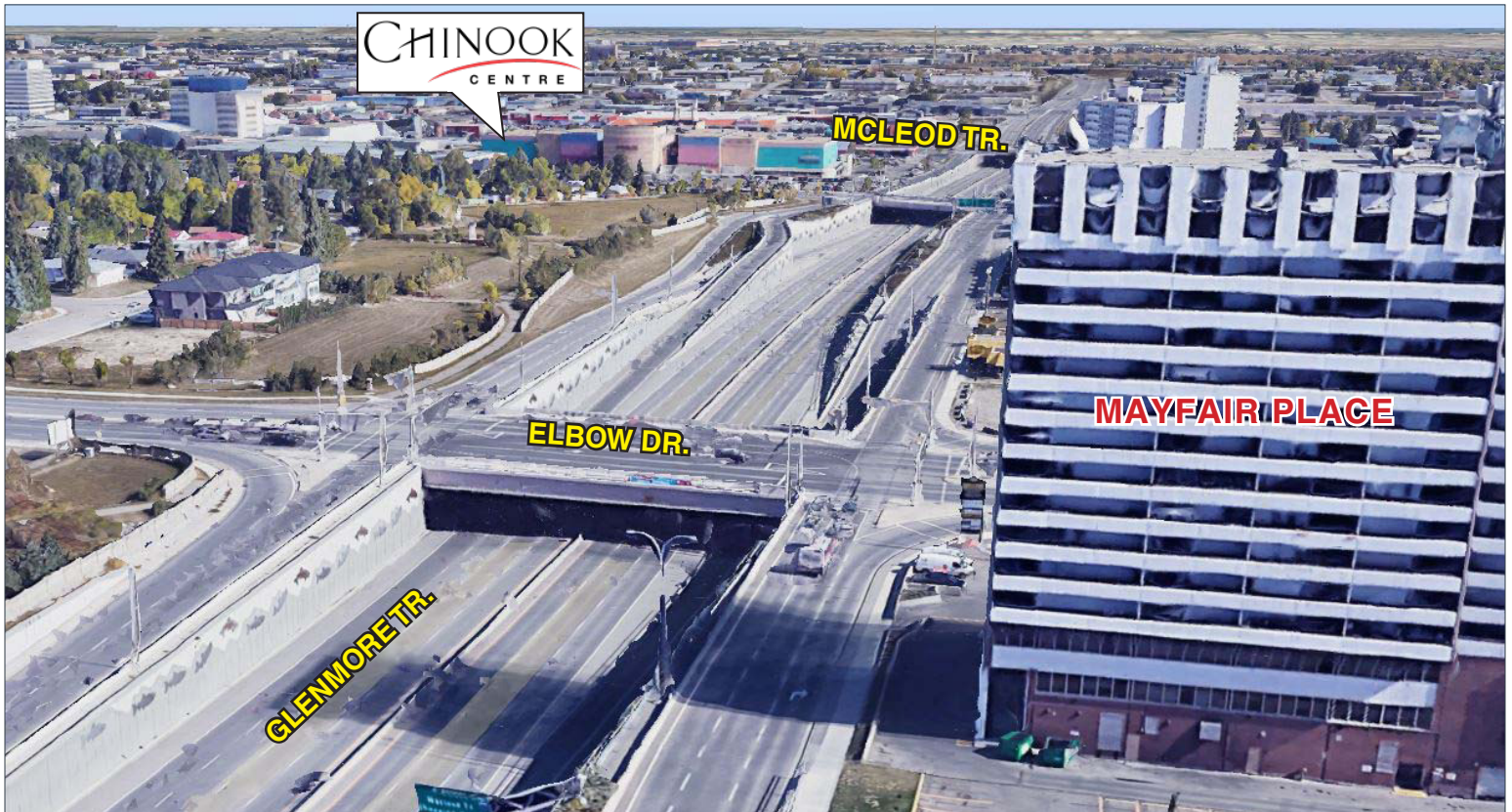


Unit 317: 572 SF



COMMON AREA

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta



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LOCATION

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta



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