



# 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

<b>Rent:</b>	Below Market
<b>Op. Costs:</b>	\$17.64 psf est. 2025 - basic utilities included
<b>Rentable Area:</b>	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 303: 8,222 sq. ft. Unit 313: 1,613 sq. ft. Unit 317: 572 sq. ft.
<b>Parking:</b>	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.

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
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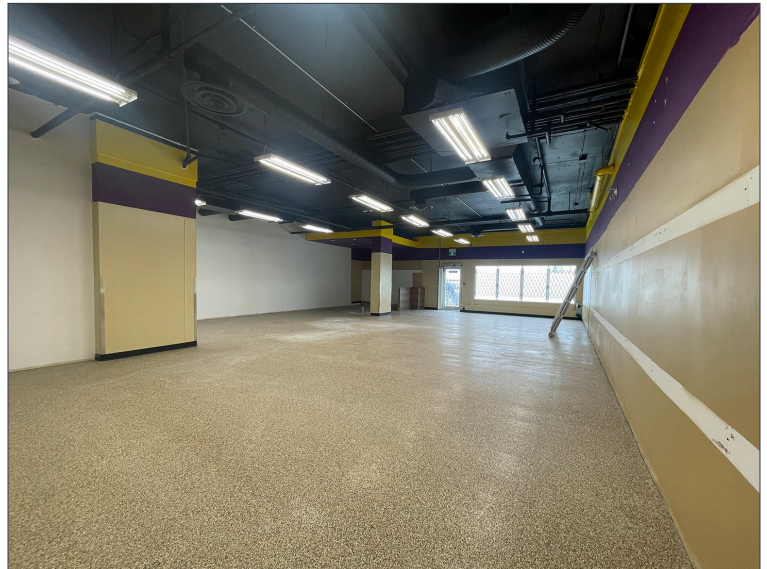
**AVENUE** | Commercial  
Real Estate Solutions



# FLOOR PLANS

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta

Unit 126: 2,362 SF





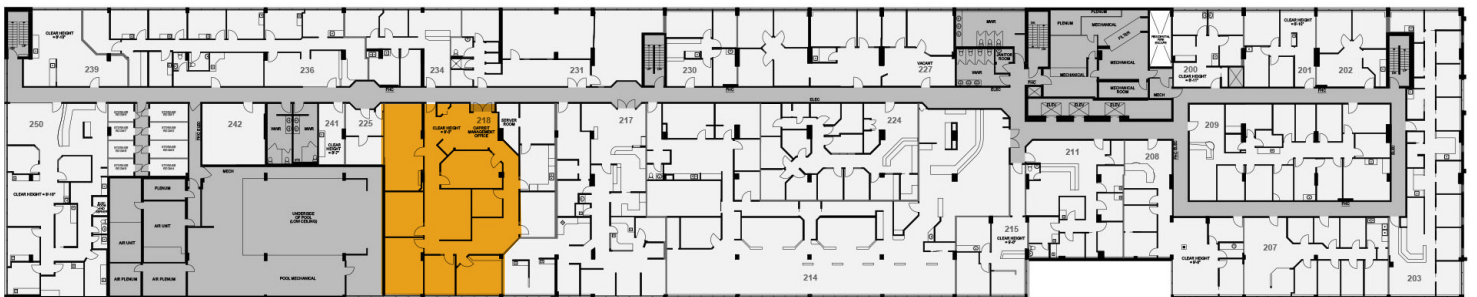
# FLOOR PLANS

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta

## Unit 211: 1,552 SF Small Turnkey Office



## Unit 218: 2,524 SF





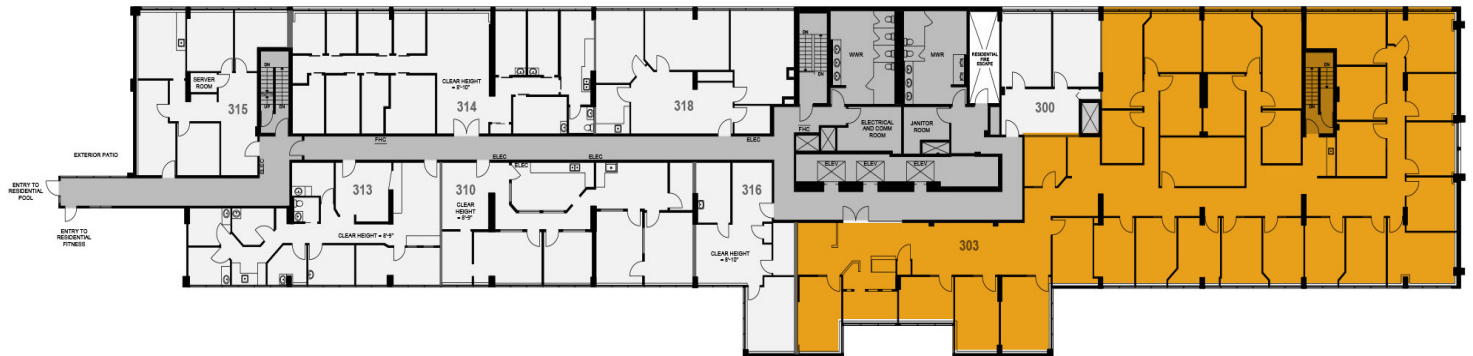




# FLOOR PLANS

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Unit 303: 8,222 SF





# FLOOR PLANS

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Unit 313: 1,613 SF



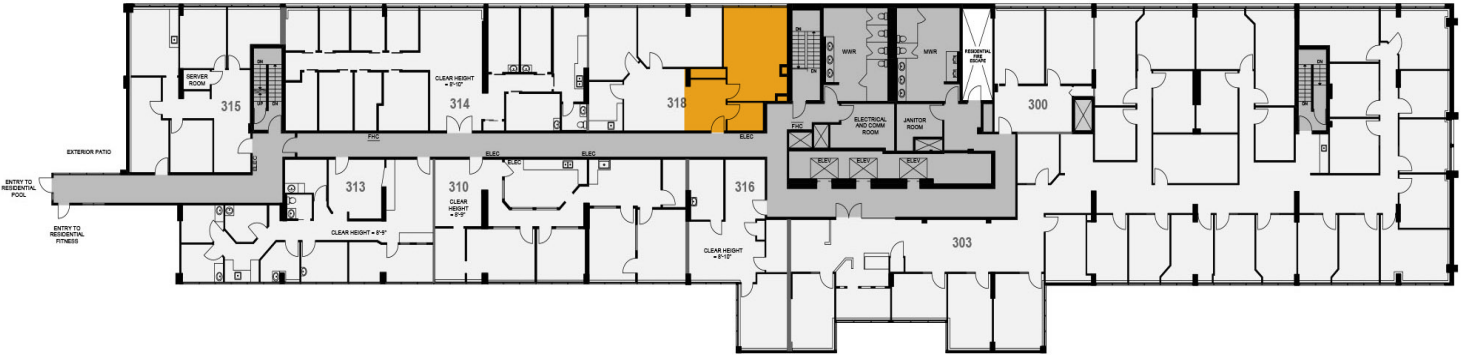
**HEAD OFFICE**

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766  
**Toll Free** 800.750.6766



## Unit 317: 572 SF



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## Unit 241: 217 SF



## Unit 242: 515 SF



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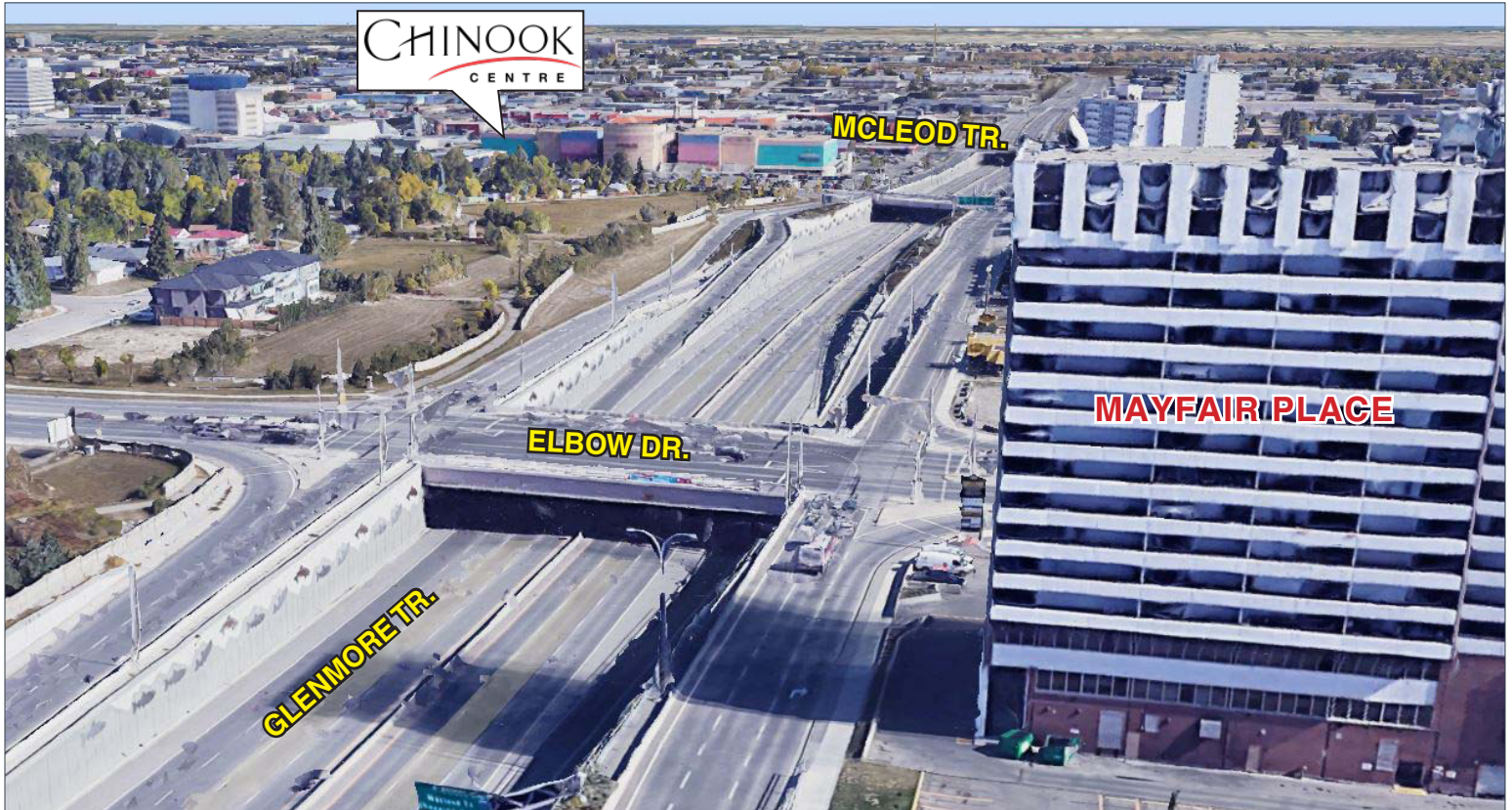
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# COMMON AREA

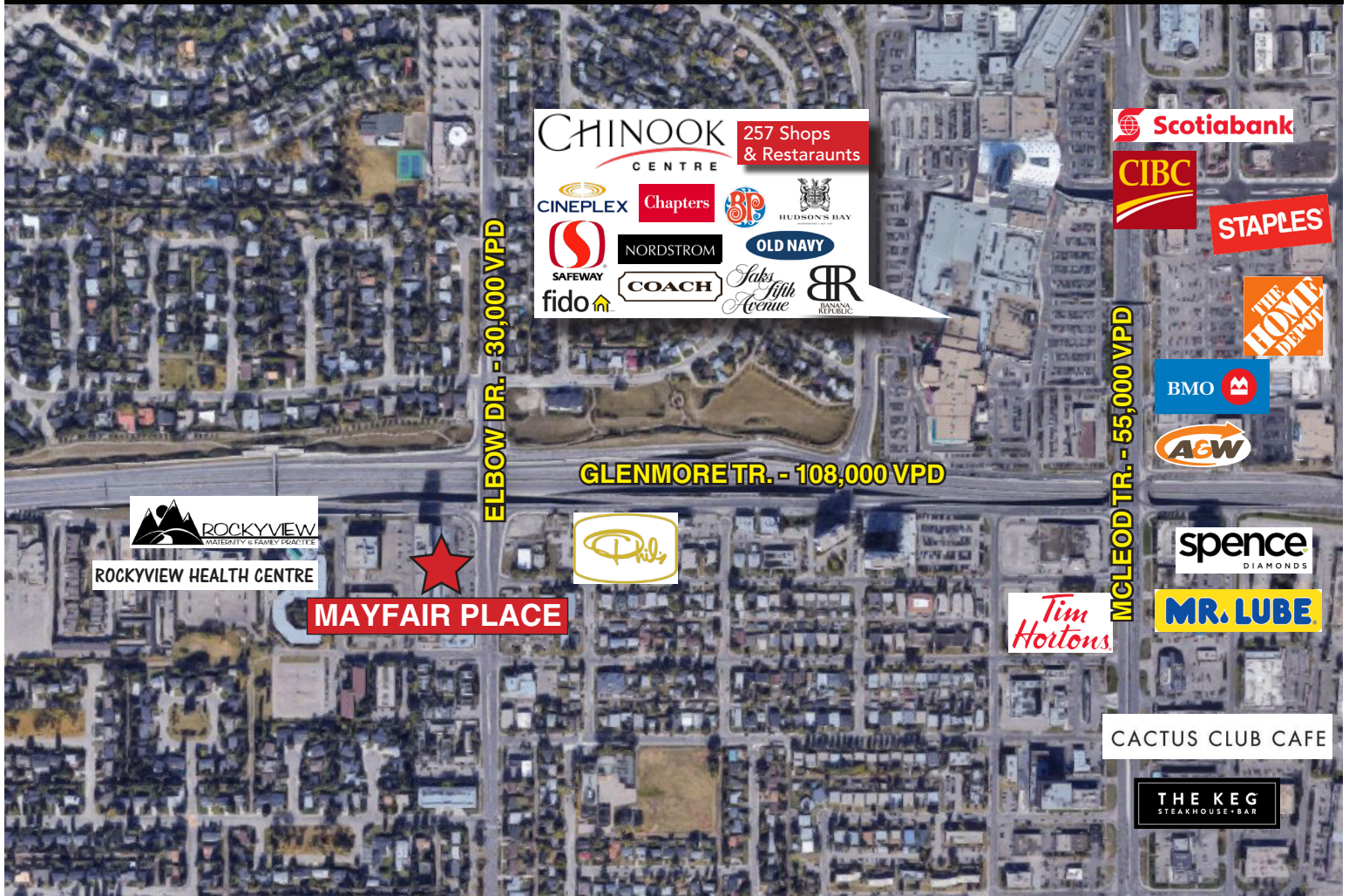
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# LOCATION

Mayfair Place, 6707 Elbow Drive SW, Calgary, Alberta



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**Brandon Lau**

*Vice President*

**403.708.0730**

[blau@avenuecommercial.com](mailto:blau@avenuecommercial.com)

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**Toll Free** 800.750.6766