

Blackstone

For Lease

53, 63, 65 Copperpond Passage SE | Calgary, Alberta

130th Ave SE Retail Opportunity

Mclvor Square



For more information, please contact one of our associates.

Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com



For more information, please contact one of our associates.

Mahmud Rahman *VP /Associate*

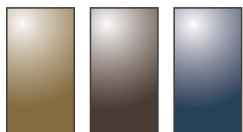
P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Associate*

P 403.930.8649

E rwuens@blackstonecommercial.com



Blackstone

Property Details

53, 63, 65 Copperpond Passage SE | Calgary, Alberta

130th Ave SE Retail Opportunity



Size Available

Building A - 8,000 SF

Unit 101 - 3,666 SF

Unit 109 - 1,968 SF

~~Unit 113A - 900 SF~~ **LEASED**

Unit 113B - 916 SF

Building B - 4,000 SF C/L

Building C - 7,500 SF

Unit 101 - 1,806 SF

Unit 105 - 2,371 SF **C/L**

Unit 109 - 2,930 SF

(Demisable to as small as 800 SF)

Availability

TBD

Net Rate

Contact Associate

Op Costs

\$17.00 PSF

Zoning

Industrial - Edge (I-E) District

Signage

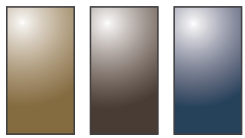
Fascia & Pylon

Permitted Uses

Instructional facility, financial institute, health care service, veterinary clinic, retail consumer service, office and computer games facility

Highlights

- McIvor Commercial Centre Phase I is part of the commercial retail units and Phase II is multi-family units in a brand new development going up in the growing SE section of Calgary featuring 400 multi-family units and three stand-alone retail buildings
- Located just off of 130th Ave SE and McIvor Blvd with 2 easy access points to the main retail hub off 130th and servicing surrounding communities such as Copperfield, New Brighton, Mckenzie Towne and Prestwick
- Future access is planned to Stoney Trail from 130th Avenue SE
- Each building to be demised up to three retail CRU's
- Demising options available, smallest demised space is 800 SF
- Exclusivity provided for units larger than 3,600 SF



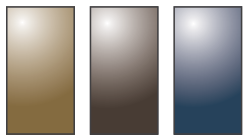
Blackstone

Site Plan

53, 63, 65 Copperpond Passage SE | Calgary, Alberta

130th Ave SE Retail Opportunity



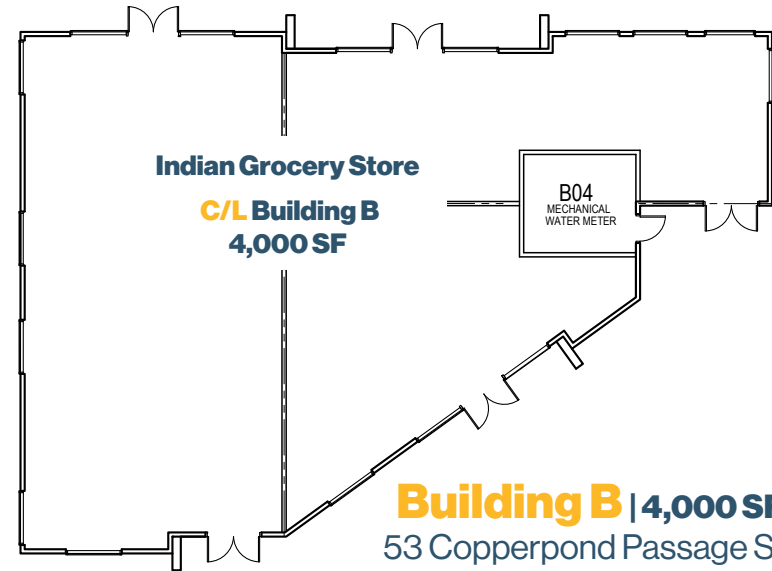


Blackstone

Demising Options



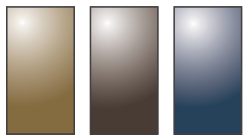
Building A | 8,000 SF
63 Copperpond Passage SE



Building B | 4,000 SF
53 Copperpond Passage SE



Building C | 7,500 SF
65 Copperpond Passage SE

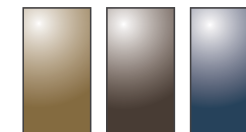


Blackstone

Location



LONDON DRUGS	Walmart	Canadian Tire	HOMESENSE	Loaves & Fishes	Starbucks	CIBC
SPedland	REAL CANADIAN SUPERSTORE	Tim Hortons	Wendy's	THE HOME DEPOT	McDonald's	Mark's
Earls	freshii	OPAL	Mark's	SPORTCHEK	Indigo	TD
STRUCTUBE	WINNERS	RONA	SPORTCHEK	Indigo	TD	
staples	Mucho Burrito	cora	MONTANA'S	M&M	THE KEG	Goodie Market



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2024, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

For more information, please contact one of our associates.

Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com