

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.

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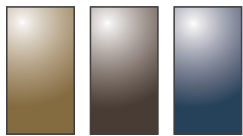
E rwiens@blackstonecommercial.com



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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 **C/L**
- 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

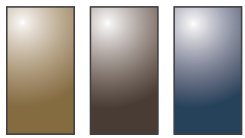
Fascia & Pylon

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



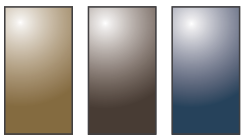
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Site Plan

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

130th Ave SE Retail Opportunity



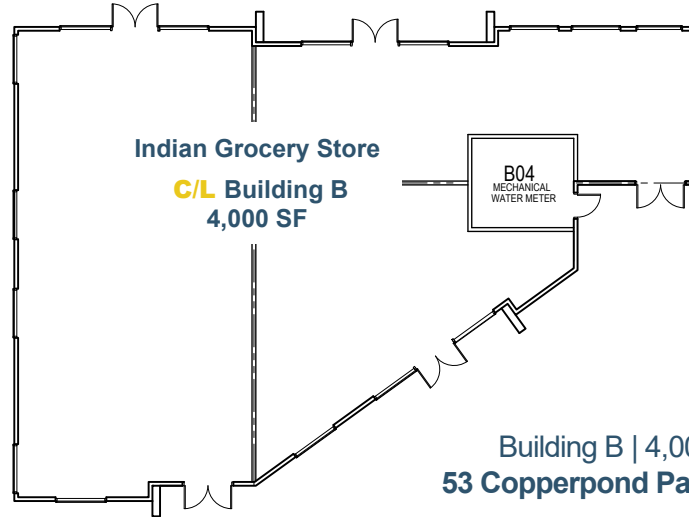


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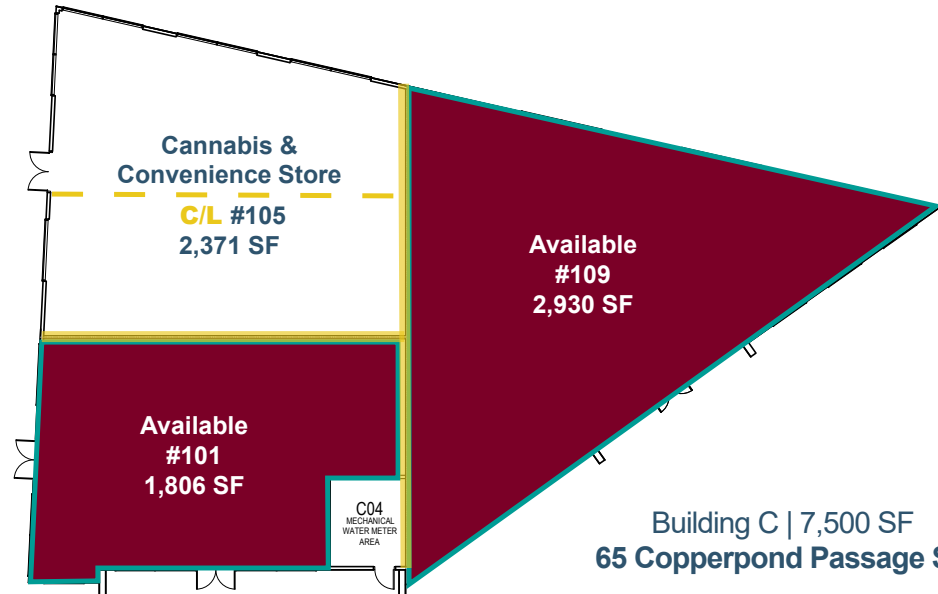
Demising Options



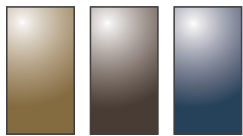
Building A | 8,000 SF
63 Copperpond Passage SE



Building B | 4,000 SF
53 Copperpond Passage SE



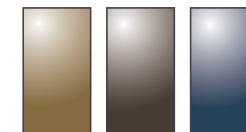
Building C | 7,500 SF
65 Copperpond Passage SE



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Location





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Thank you for your Interest



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