

**Blackstone**

**For Lease**

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

**130<sup>th</sup> Ave SE Retail Opportunity**

# Mclvor Square



For more information, please contact one of our associates.

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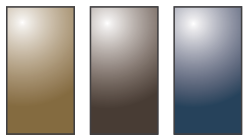


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# Property Details

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

## 130<sup>th</sup> 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

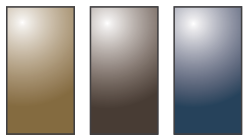
Fascia & Pylon

### 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



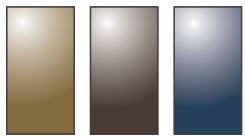
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# Site Plan

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

## 130<sup>th</sup> Ave SE Retail Opportunity





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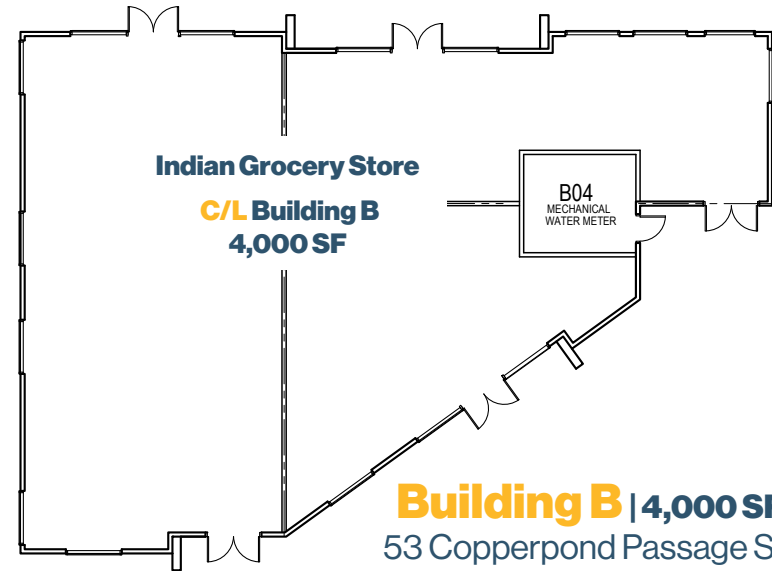
# Demising Options

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

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**Building A | 8,000 SF**  
63 Copperpond Passage SE

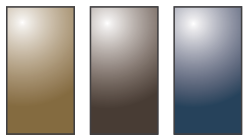


**Building B | 4,000 SF**  
53 Copperpond Passage SE



**Building C | 7,500 SF**  
65 Copperpond Passage SE





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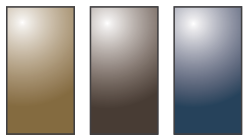
# Site Renderings

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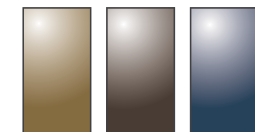
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# Location

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# Thank you for your Interest



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