

Blackstone
Commercial Real Estate Services Inc.

For Lease

53, 63, 65 Copperpond Passage SE | Calgary, Alberta
130th Ave SE Retail Opportunity



This rendering has been developed with an AI assisted rendering program using the existing site plans and building drawings. The final completion of the Plaza may differ.

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Size Available

Building A - 8,000 SF

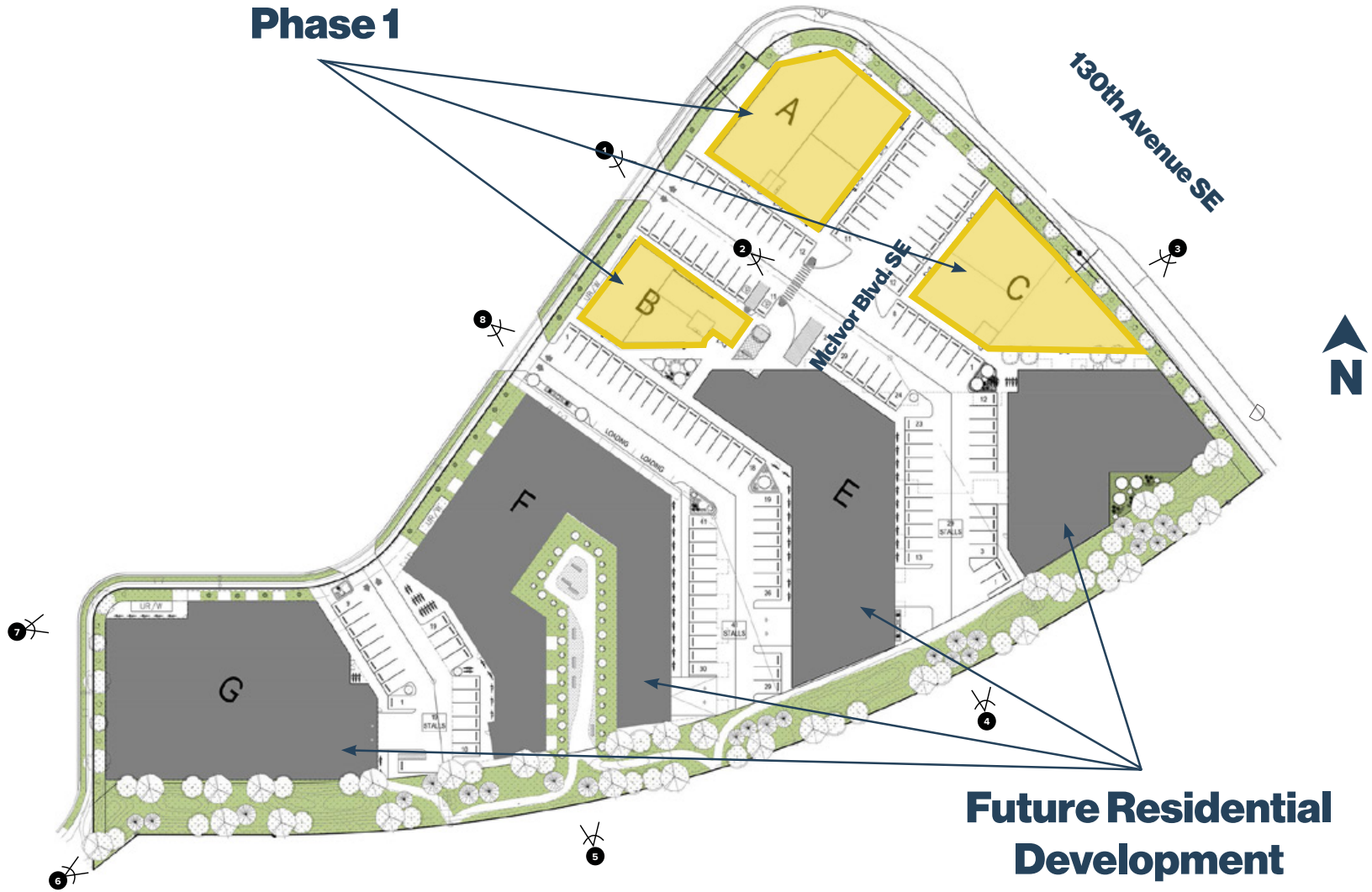
- Unit 101 - 3,666 SF
- Unit 109 - 1,968 SF
- ~~Unit 113A - 900 SF~~ **LEASED**
- Unit 113B - 916 SF

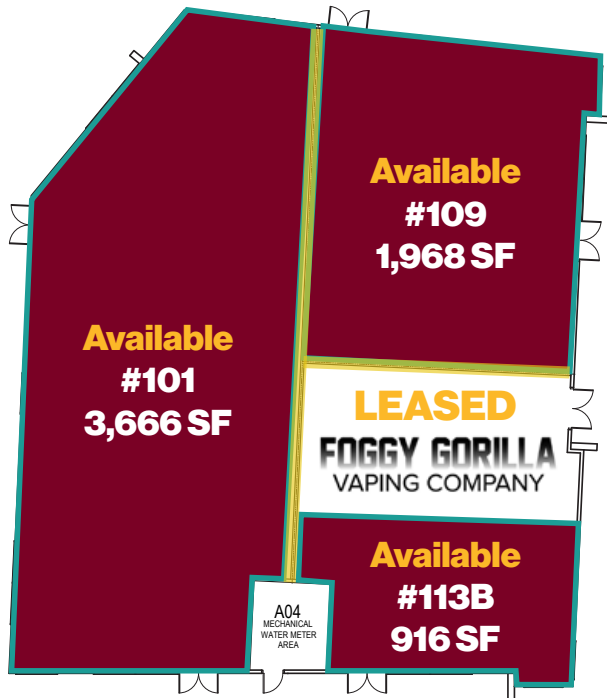
Building B - 4,000 SF LEASED

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	Fall of 2026 (Est.)
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	<ul style="list-style-type: none"> • 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

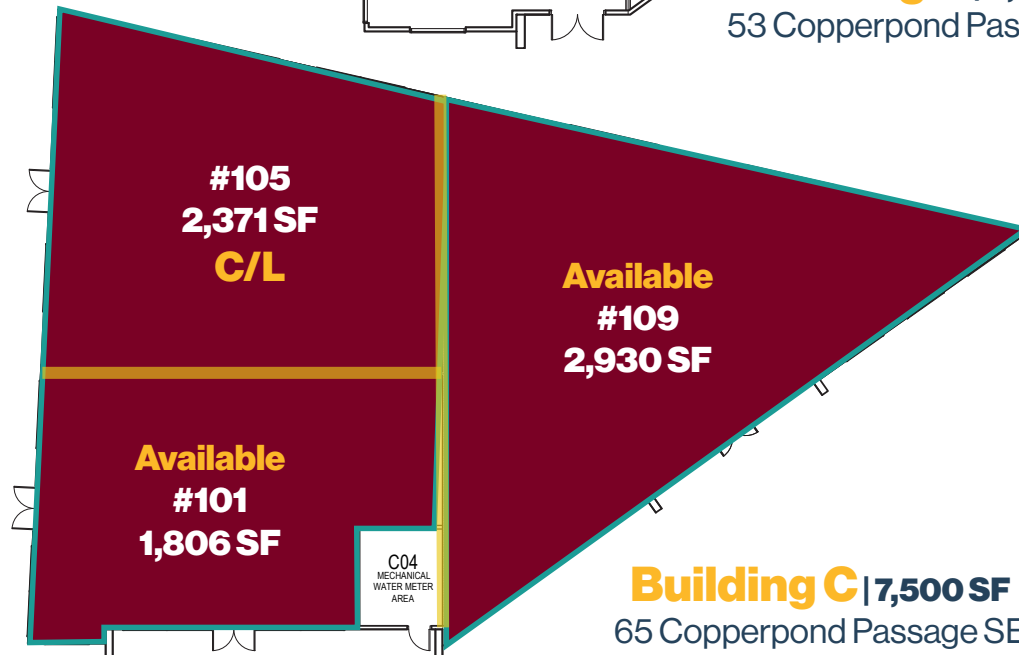




Building A | 8,000 SF
63 Copperpond Passage SE



Building B | 4,000 SF
53 Copperpond Passage SE

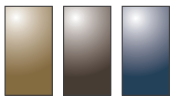


Building C | 7,500 SF
65 Copperpond Passage SE

Site Renderings

53, 63, 65 Copperpond Passage SE | Calgary, Alberta
130th Ave SE Retail Opportunity





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Location

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

130th Ave SE Retail Opportunity



Douglasdale

South Trail 130th

McKenzie Towne

130 Ave SE

New Brighton

Mclvor Blvd SE

Copperfield

Mclvor Square

Hwy 201

52 St SE



Thank you for your Interest



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