



Blackstone
Commercial Real Estate Services Inc.

For Lease

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

Mclvor Square



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

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

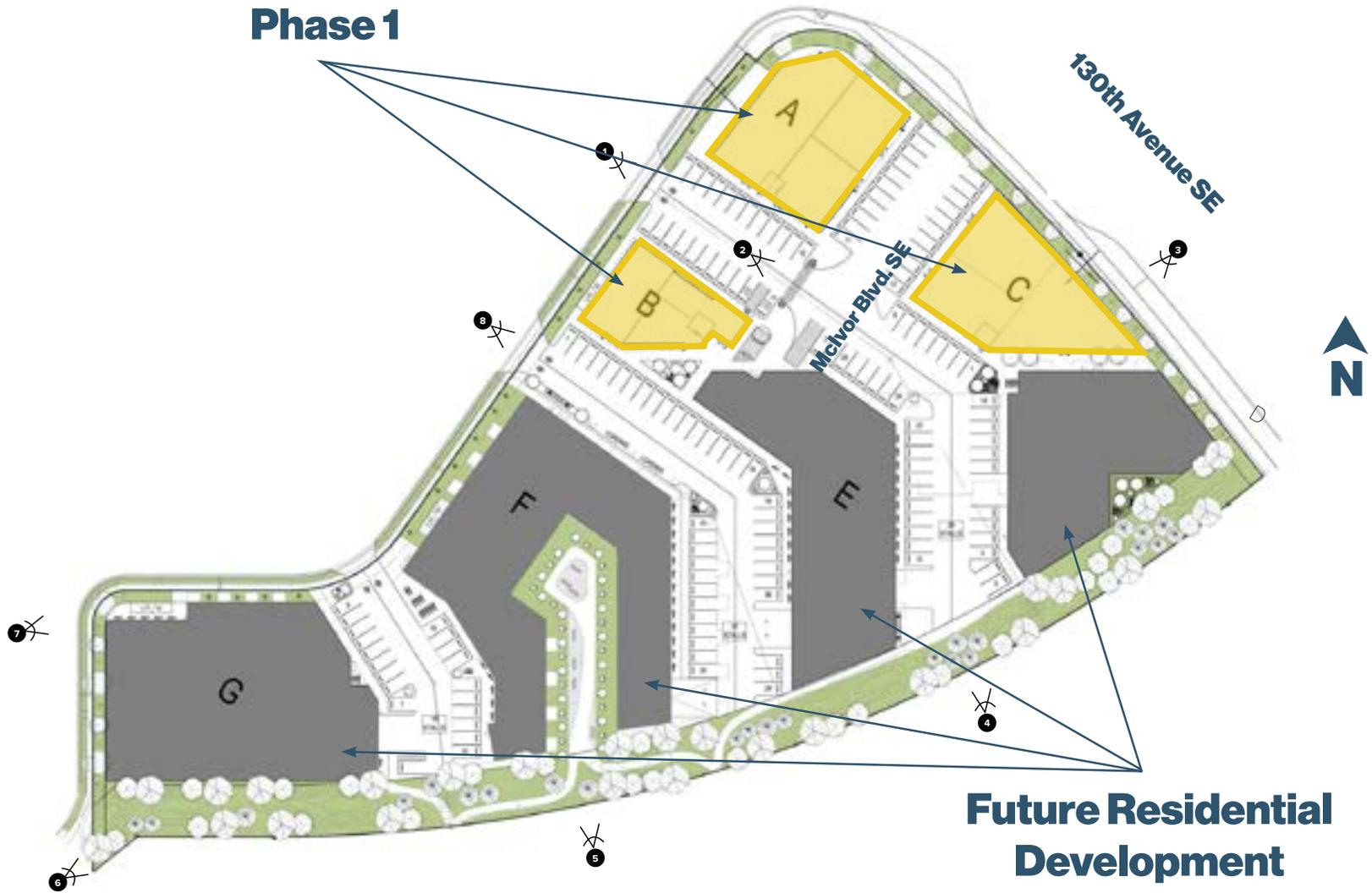
Fascia & Pylon

Permitted Uses

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

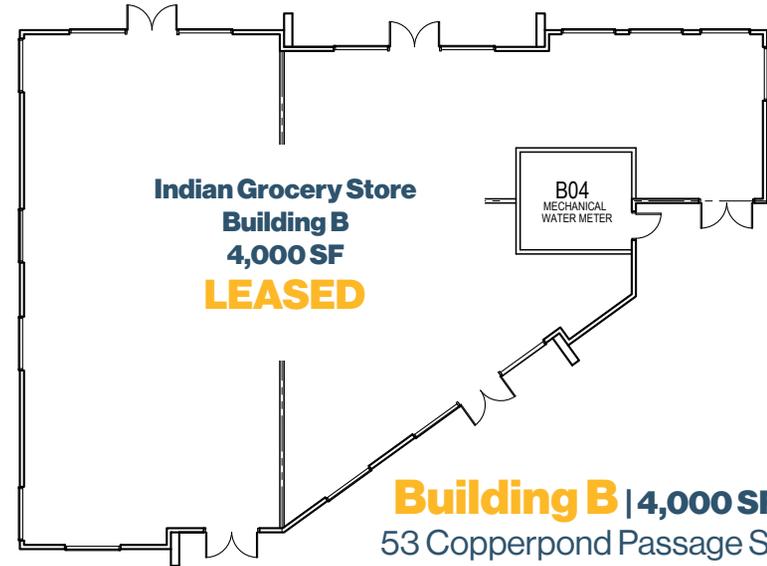
Highlights

- 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

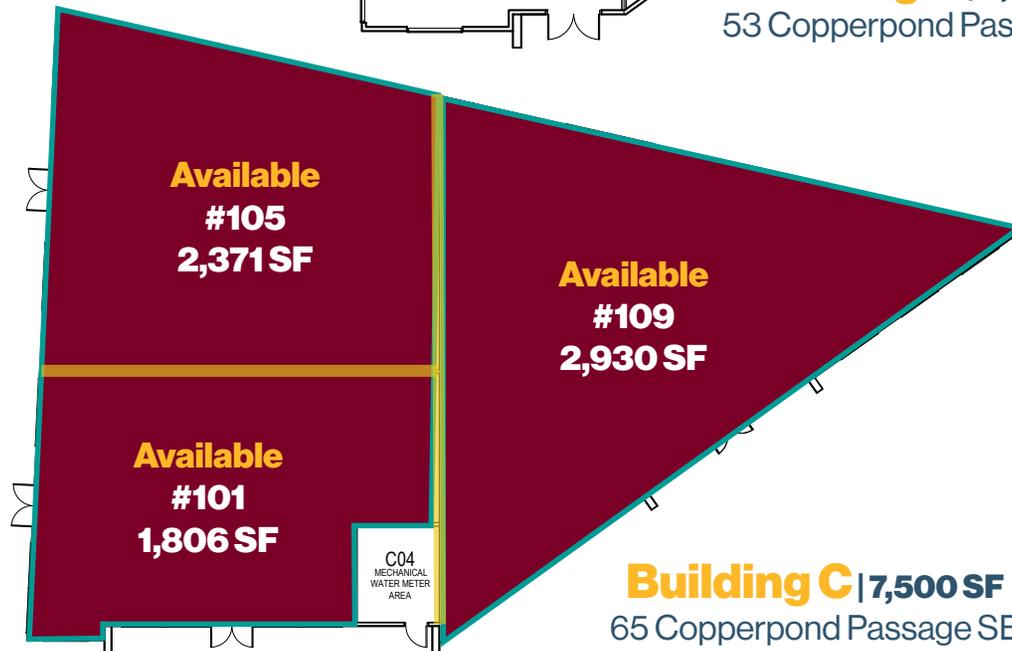




Building A | 8,000 SF
63 Copperpond Passage SE



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





Thank you for your Interest



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