

# For Lease

# McIvor Square

53, 63, 65 Copperpond Passage SE, Calgary, AB



## Retail Opportunities

For More Info.

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 **Blackstone**  
Commercial Real Estate Services



## Property Details

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**Size Available:** Building A - 8,000 SF  
Building B - 4,000 SF  
Building C - 7,500 SF  
(Demisable to as small as 800 SF)

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**Availability:** TBD

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**Net Rate:** Contact Associate

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**Op Costs:** \$17 PSF

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**Zoning:** Industrial - Edge (I-E) District

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**Signage:** Fascia & Pylon

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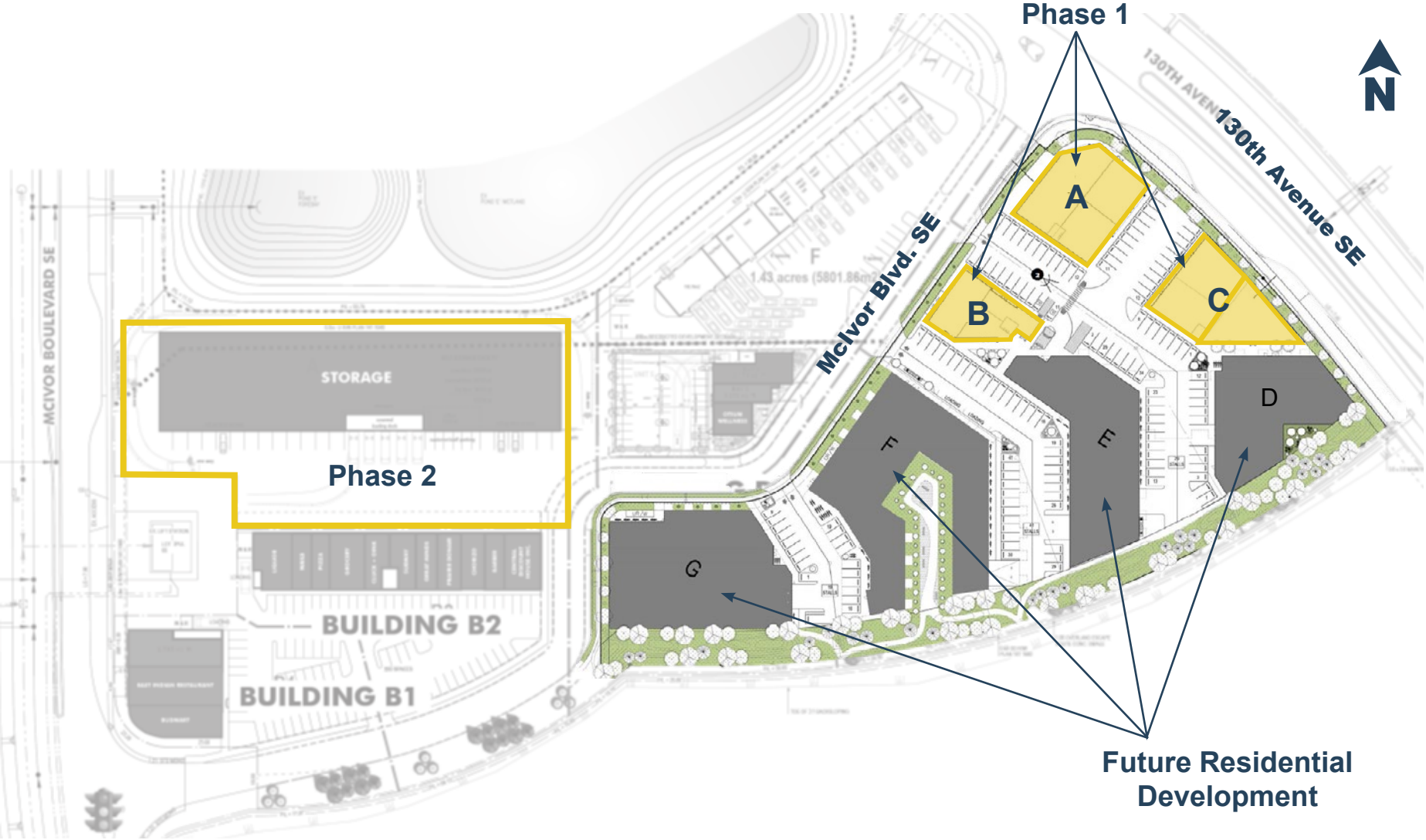
**Permitted Uses:** Instructional facility, financial institute, health care service, veterinary clinic, retail consumer service, office and computer games facility

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### Highlights:

- Mclvor 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 Mclvor 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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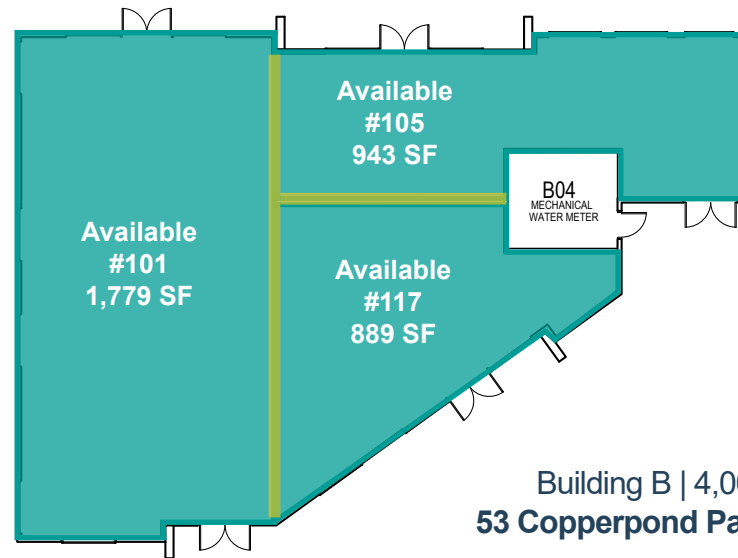
# Site Plan



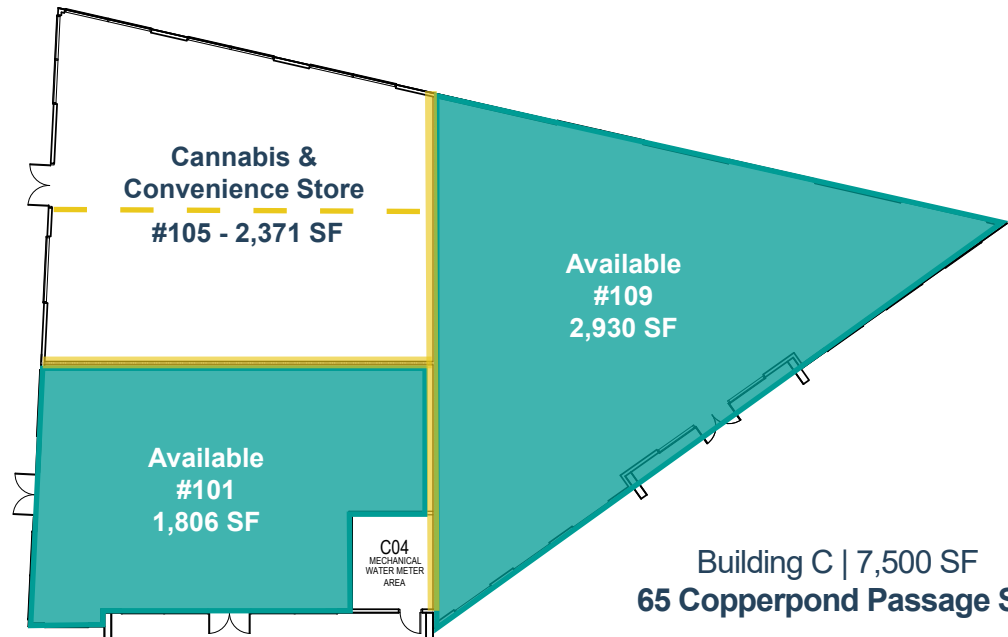
# Demising Options



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



**Bldg. C**

**Bldg. B**

**Bldg. A**

130th Avenue SE

McIvor Blvd. SE

*Rendering*

# Location

130th Tenants

WAL*MART	Canadian Tire	HOME SENSE	Lina's
Superstore	Tim Hortons	Wendy's	THE HOME DEPOT
freshii	OPA!	Mark's	Indigo
WINNERS	LOWE'S	SPORT CHEK	M&M
Muchoburrito	cora	MONTANAS	

Douglas Dale

Property Location

130 Ave SE

McKenzie Towne

New Brighton

McIvor Blvd SE

Copperfield

Deerfoot Tr

52 St SE

HWy 201





# Thank you for your interest!

## For More Info.

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