

**Blackstone**

# For Sublease

11 Mckenzie Towne Avenue SE | Calgary AB

**Prime Mckenzie Town Retail Opportunity**



## 11 Mckenzie Towne Avenue SE, Calgary, AB

Mckenzie Town Centre Retail Opportunity

### PROPERTY DETAILS

Unit Size	1,472± SF
Rental Rate	Ask Associate
Op Costs	\$26.90 PSF (Est. 2025)
Expiry	January 31, 2031
Availability	Immediate
Zoning	DC
Parking	Ample Scramble

- **1,472 SF End-Cap Unit** – Excellent visibility and signage opportunities
- **Prime Location** – Situated in McKenzie Towne Centre, a high-occupancy retail hub with 50+ shops and services
- **Strong Anchors** – Sobeys, GoodLife Fitness, and Rexall drive consistent customer traffic
- **High Demographics** – 67,000+ residents within a 3 km radius in an established, affluent SE Calgary community
- **Distinct Character** – Known for its charming old world architecture and inviting streetscape
- **Excellent Accessibility** – Minutes from Deerfoot Trail, providing quick connections to the wider city
- **Thriving Retail Environment** – Professionally managed by First Capital, ensuring quality maintenance and tenant mix



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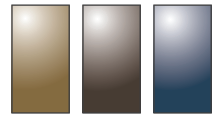
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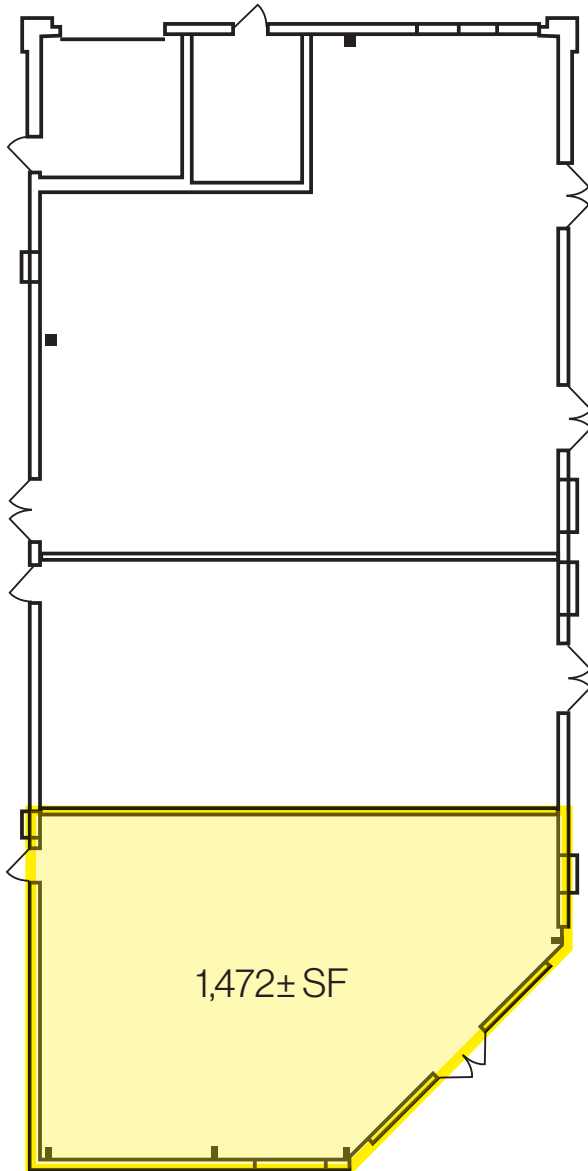
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	<b>NEIGHBORHOOD</b> McKenzie		<b>POPULATION</b> 66,930		<b>MEDIAN AGE</b> 36.4		<b>HOUSEHOLD INCOME</b> \$108,348		<b>TRAFFIC COUNT</b> 52 Street SE & Prestwick SW 22,000 VPD
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For more information, please contact one of our associates.

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