

Blackstone
Commercial Real Estate Services Inc.

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



Olivia Bohdan Associate

P 403.629.0809

E obohdan@blackstonecommercial.com

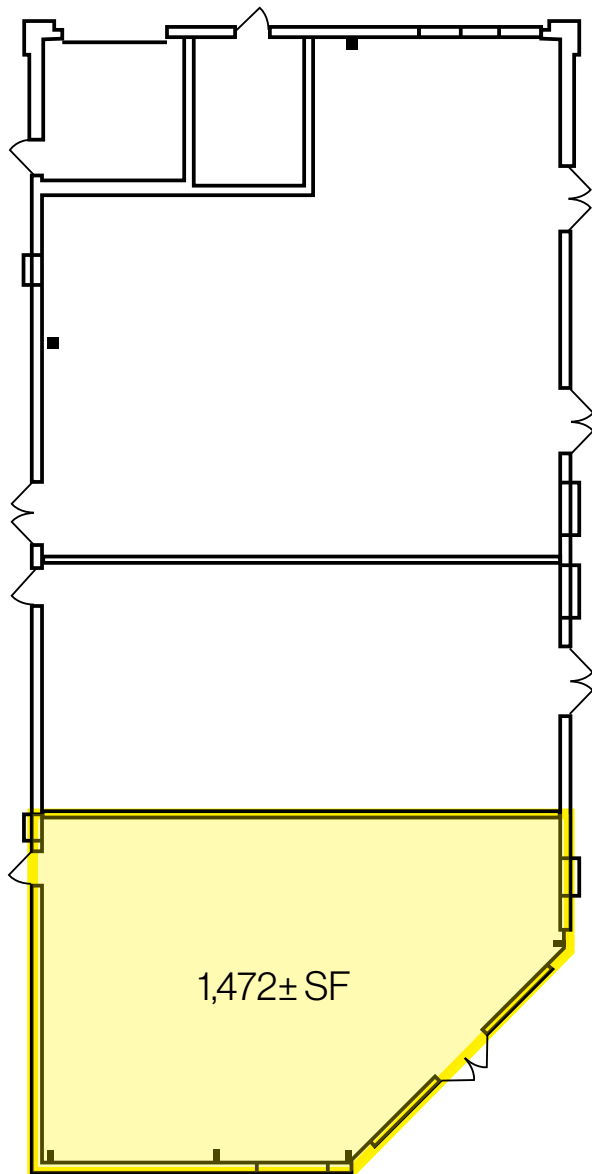
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

For Sublease

11 McKenzie Towne Avenue SE | Calgary AB

Prime McKenzie Town Retail Opportunity





 NEIGHBORHOOD McKenzie	 POPULATION 66,930	 MEDIAN AGE 36.4	 HOUSEHOLD INCOME \$108,348	 TRAFFIC COUNT 52 Street SE & Prestwick SW 22,000 VPD
--	---	---	--	--



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344
BlackstoneCommercial.com

Olivia Bohdan Associate
P 403.629.0809
E obohdan@blackstonecommercial.com