

Blackstone

For Lease

5126 126 Avenue SE | Calgary, Alberta

Brand New Retail Plaza off 130th SE

Southpoint Plaza

Office/ Retail

Restaurant, Medical Centre, Liquor Store
Day Care, Grocery, Dental, Massage, Nail Salon,
Barber Shop, Cannabis



*Rendering for Illustration Purposes

Mahmud Rahman VP/Associate

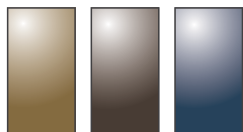
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Size Available:

Building 1 - 1 Storey Retail/Office: 14,476 SF

• **Units:** 1,518 SF - 4,968 SF

Building 2 - 1 Storey Office: 9,022 SF (Phase II)

Building 3 - 2 Storey: 16,348 SF

• **Units:** 1,036 SF - 6,327 SF

Availability:

Completion Q2 2026 (Est.)

Net Rate:

Market

Op Costs:

\$17.00 PSF (Est. 2026)

Property Taxes:

TBD

Zoning:

Industrial Commercial (I-C) District

Signage:

Fascia & Pylon

Building Size:

39,646 SF (Total)

Land Size:

2.63 acres

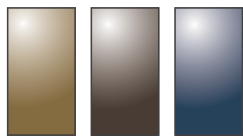
Parking:

97 Stalls



HIGHLIGHTS

- **Located near South Trail Crossing**, Calgary's largest SE power centre with top national retailers
- **Adjacent to Home Depot**, steps from McDonald's, Goodlife, Indigo, Lina's, and more
- **High exposure off 52 Street** with **8,500 VPD** at 52 Street SE; easy access to Stoney Trail
- **Walkable to future Green Line LRT** (Shepard Station)
- **Surrounded by major anchors** including Walmart, RONA, Safeway, and Pro Hockey Life
- **Ideal for retail or office use** – grocery, pharmacy, medical, wellness, cannabis, liquor, and more
- **Thriving trade area** with dense residential and strong daily traffic



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Site Plan

5126 126 Avenue SE | Calgary, Alberta

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UNIT SIZE

Building 1 - 14,476 SF

Unit 1 - 4,968 SF

Unit 2 - 1,518 SF

Unit 3 - 1,518 SF

Unit 4 - 1,518 SF

Unit 5 - 1,518 SF

Unit 6 - 1,518 SF

Unit 7 - 1,918 SF

Building 3 - 16,348 SF

Unit 1 - 2,682 SF

Unit 2 - 1,200 SF

Unit 3 - 1,200 SF

Unit 4 - 1,039 SF

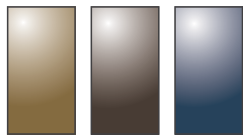
Unit 5 - 1,200 SF

Unit 6 - 2,700 SF

Unit 7 - 6,327 SF **2nd Floor**

Building 2 (Phase II)

Unit 1 - 9,022 SF

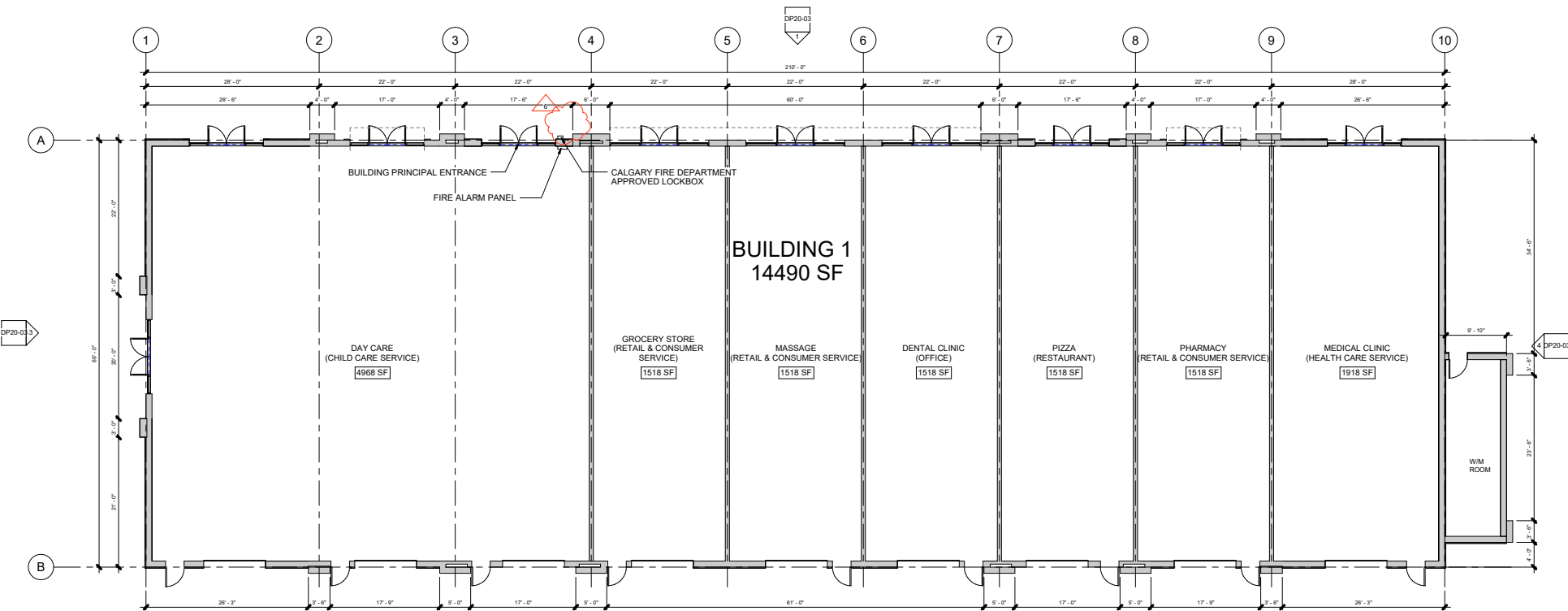


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Building 1

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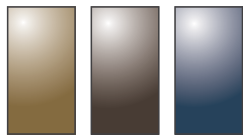


1 BLDG 1- MAIN FLOOR PLAN
1/8" = 1'-0"

UNIT SIZE

- Building 1
- Unit 1 - 4,968 SF
- Unit 2 - 1,518 SF
- Unit 3 - 1,518 SF
- Unit 4 - 1,518 SF
- Unit 5 - 1,518 SF
- Unit 6 - 1,518 SF
- Unit 7 - 1,918 SF



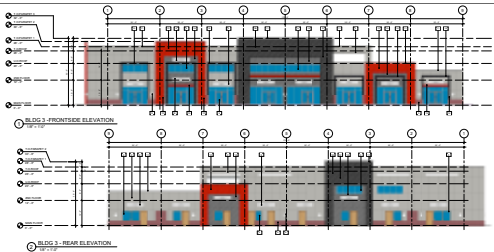
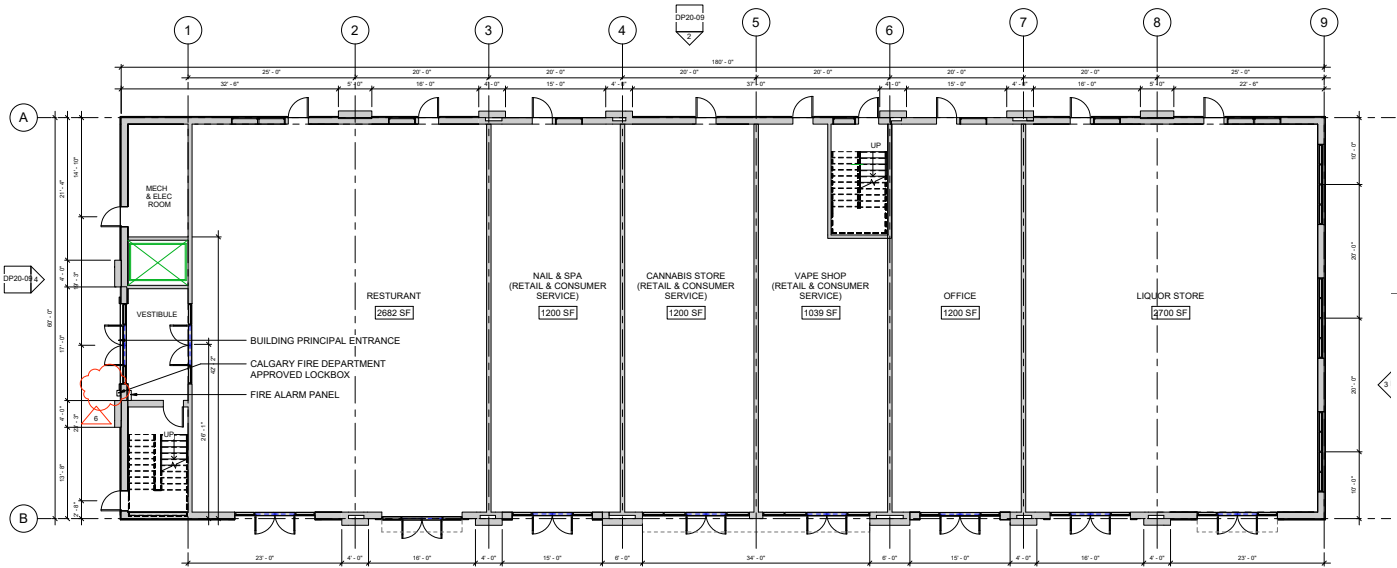


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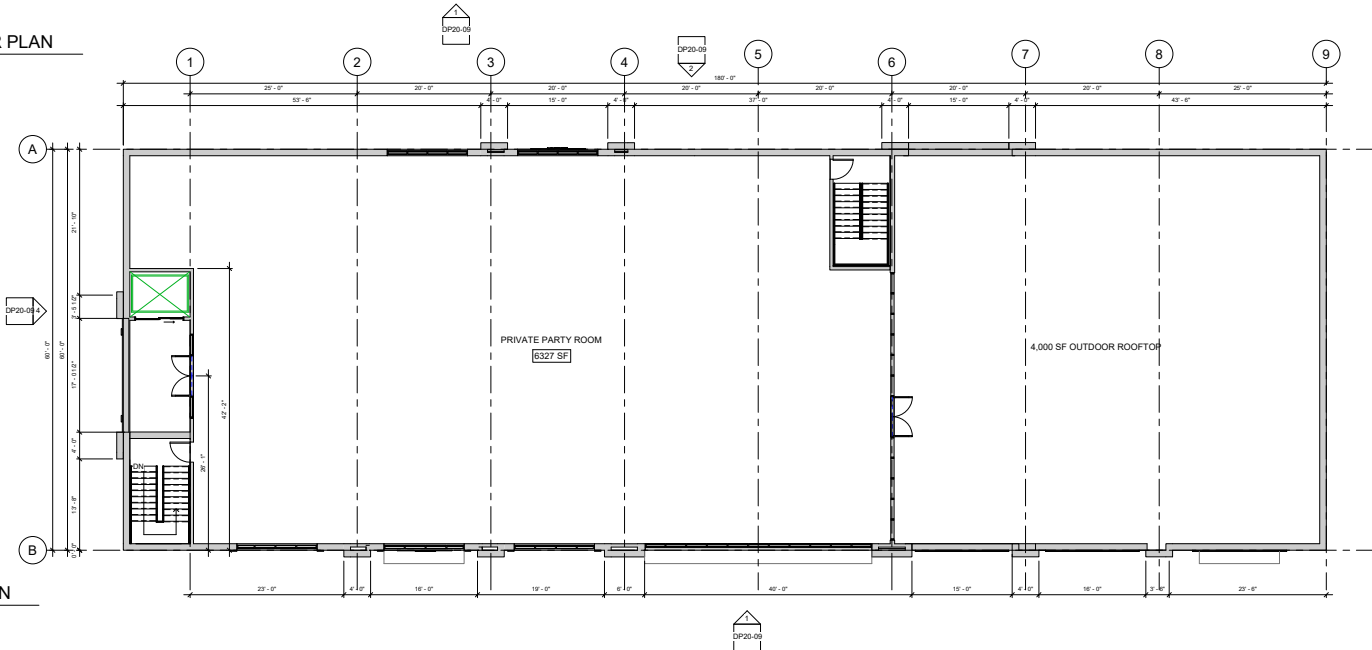
Building 3

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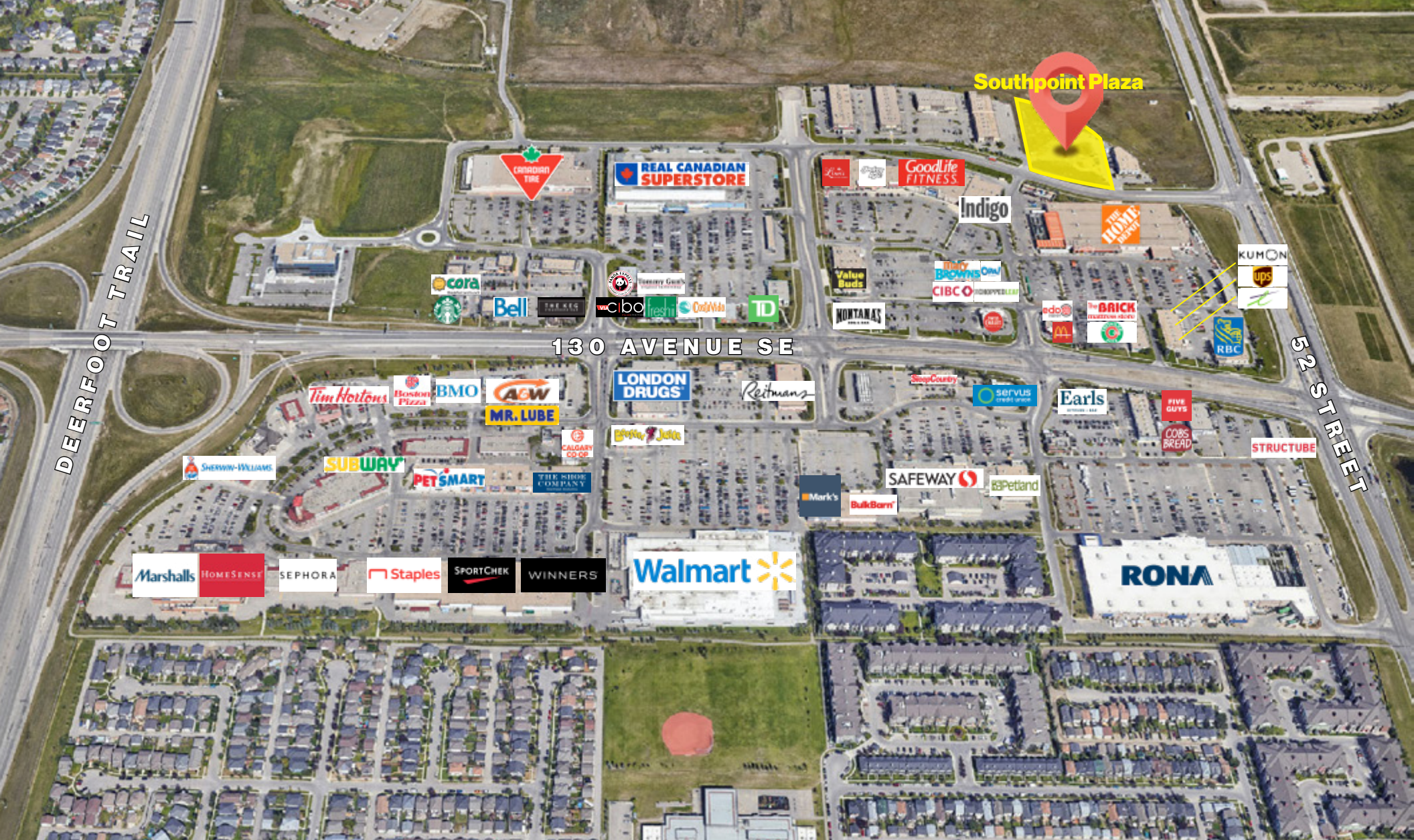
1 BLDG 3- MAIN FLOOR PLAN
1/8" = 1'-0"



2 BLDG 3- SECOND FLOOR PLAN
1/8" = 1'-0"

UNIT SIZE

- Building 3
- Unit 1 - 2,682 SF
- Unit 2 - 1,200 SF
- Unit 3 - 1,200 SF
- Unit 4 - 1,039 SF
- Unit 5 - 1,200 SF
- Unit 6 - 2,700 SF
- Unit 7 - 6,327 SF **2nd Floor**



NEIGHBORHOOD
Mackenzie



POPULATION
3KM
57,512



MEDIAN AGE
37.7



HOUSEHOLD INCOME
\$109,042



TRAFFIC COUNT
115,000 VPD
Deerfoot & 130 Ave SE

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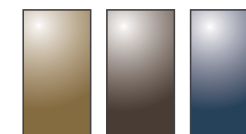
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Thank you for your Interest



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