

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

Building A - 8,000 SF

Unit 101 - 3,666 SF

Unit 109 - 1,968 SF

~~Unit 113A - 900 SF C/L~~

Unit 113B - 916 SF

Size Available:

~~Building B - 4,000 SF C/L~~

Building C - 7,500 SF

Unit 101 - 1,806 SF

~~Unit 105 - 2,371 SF C/L~~

Unit 109 - 2,930 SF

(Demisable to as small as 800 SF)

Availability:

TBD

Net Rate:

Contact Associate

Op Costs:

\$17 PSF (Est.)

Zoning:

Industrial - Edge (I-E) District

Signage:

Fascia & Pylon

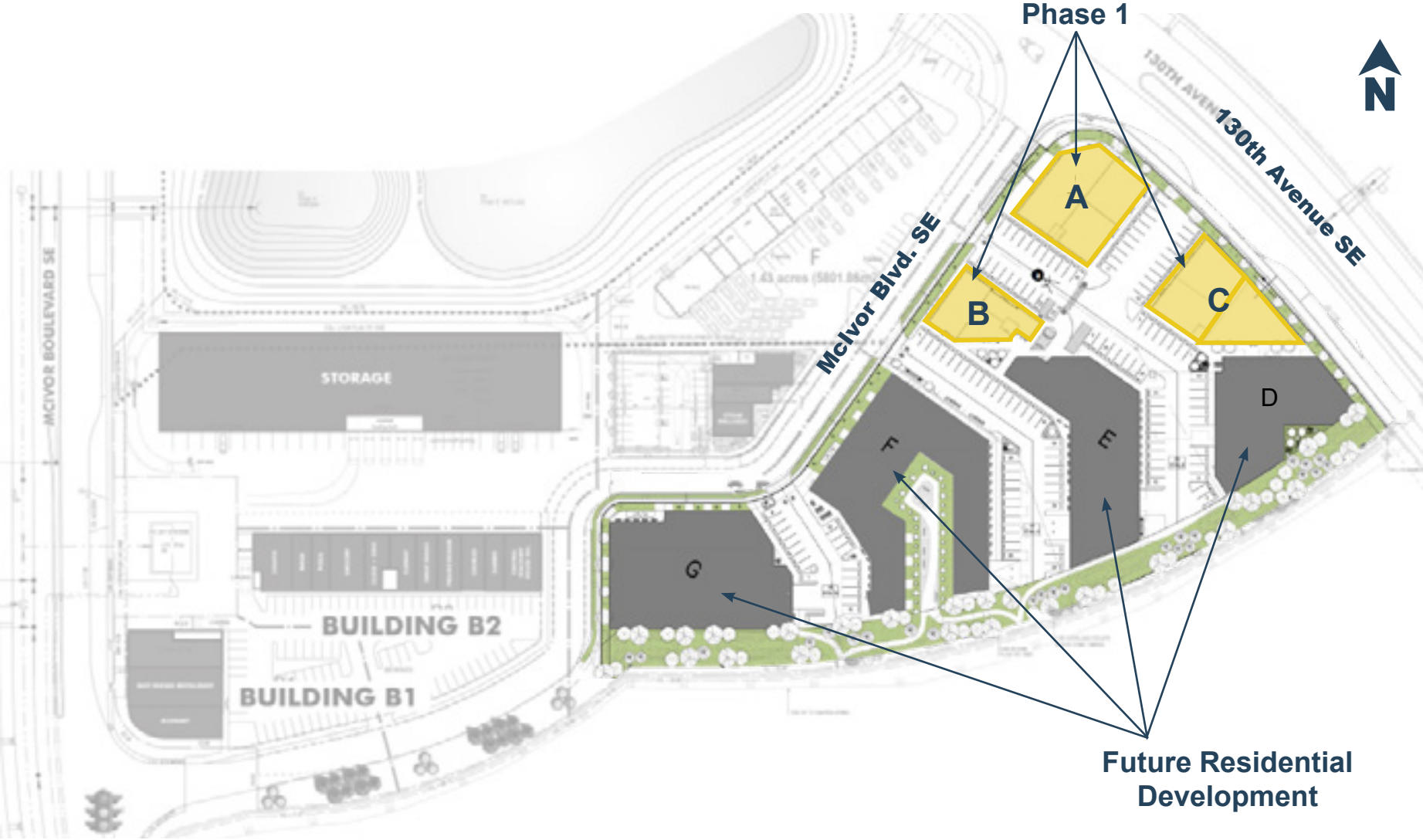
Permitted Uses:

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
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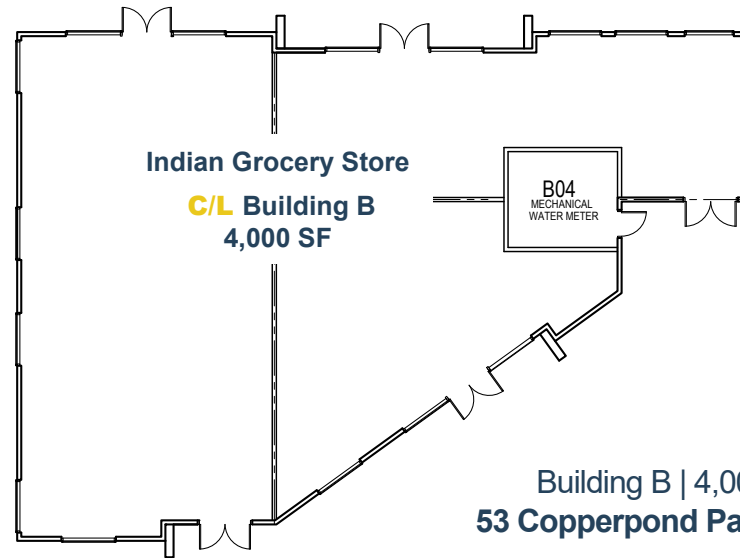
Site Plan



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

SouthTrail Tenants

WAL*MART	London Tree	HOMESENSE	Lin's
Superstore	Tim Hortons	Wendy's	THE HOKEY POKE
freshii	OPA!	Mark's	Indigo
WINNERS	Low's	SPORT CHEK	
Melchior's	cora	MONTANA'S	M-M

Douglasdale

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!

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