

Blackstone

For Lease

53, 63, 65 Copperpond Passage SE | Calgary, Alberta

130th Ave SE Retail Opportunity

McIvor Square



For more information, please contact one of our associates.

Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Associate

P 403.930.8649

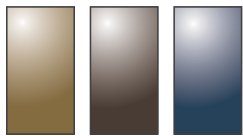
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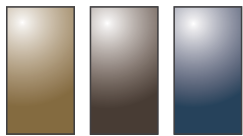
Property Details

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Size Available	Building A - 8,000 SF Unit 101 - 3,666 SF Unit 109 - 1,968 SF Unit 113A - 900 SF LEASED Unit 113B - 916 SF
	Building B - 4,000 SF LEASED
	Building C - 7,500 SF Unit 101 - 1,806 SF Unit 105 - 2,371 SF Unit 109 - 2,930 SF <i>(Demisable to as small as 800 SF)</i>
Availability	TBD
Net Rate	Contact Associate
Op Costs	\$17.00 PSF
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	<ul style="list-style-type: none">• 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

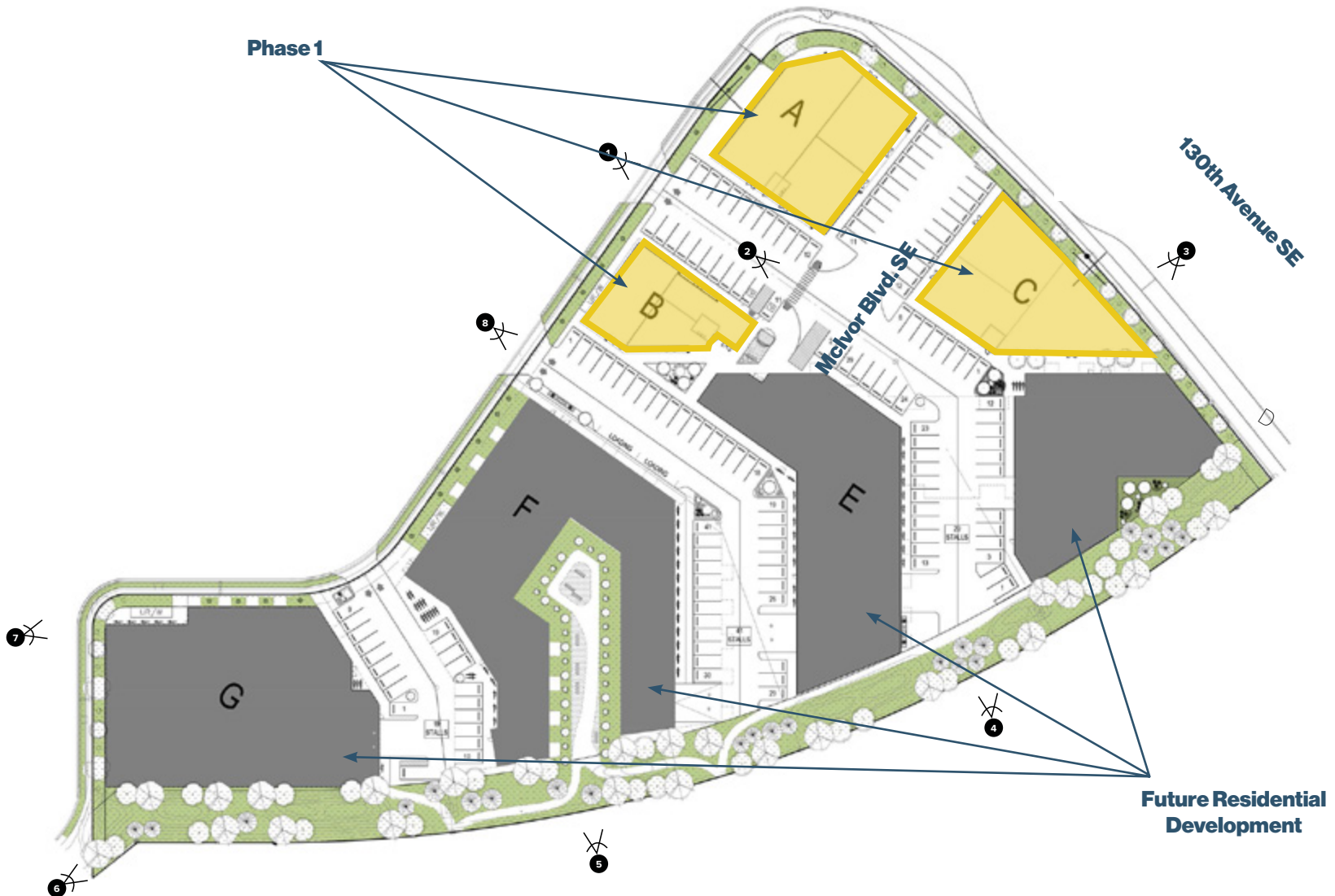


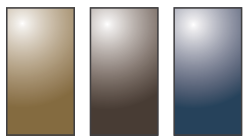
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Site Plan

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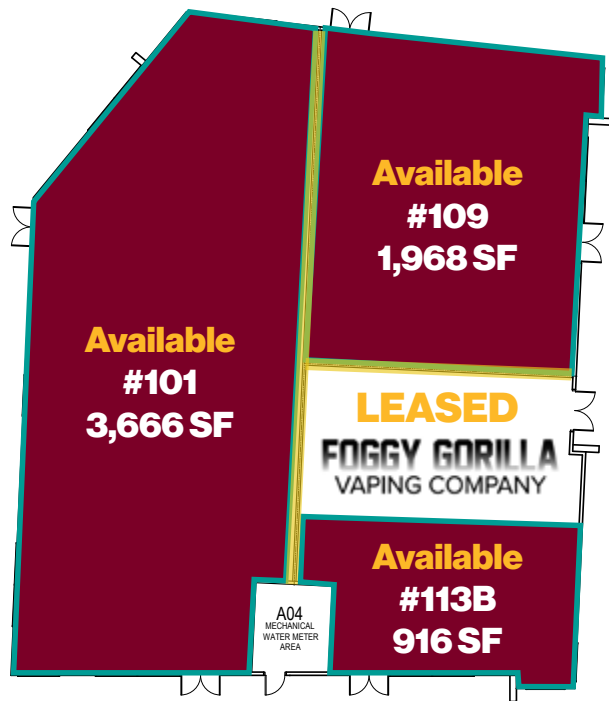


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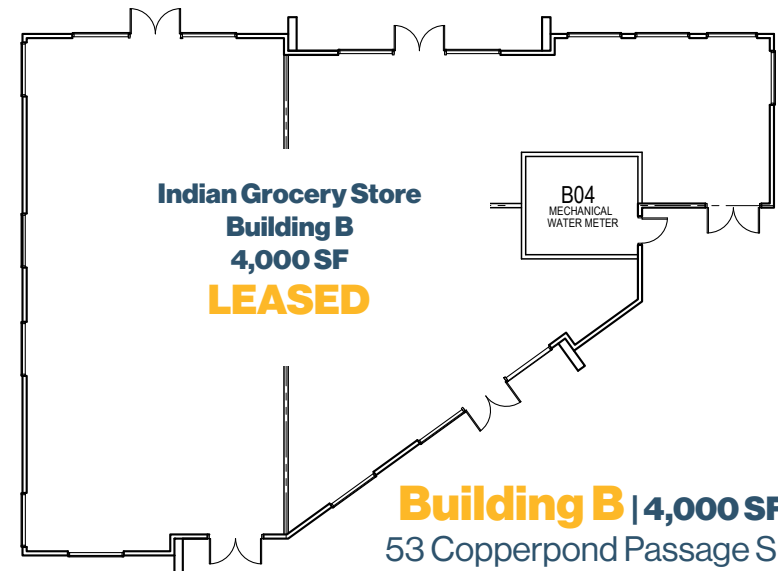
Demising Options

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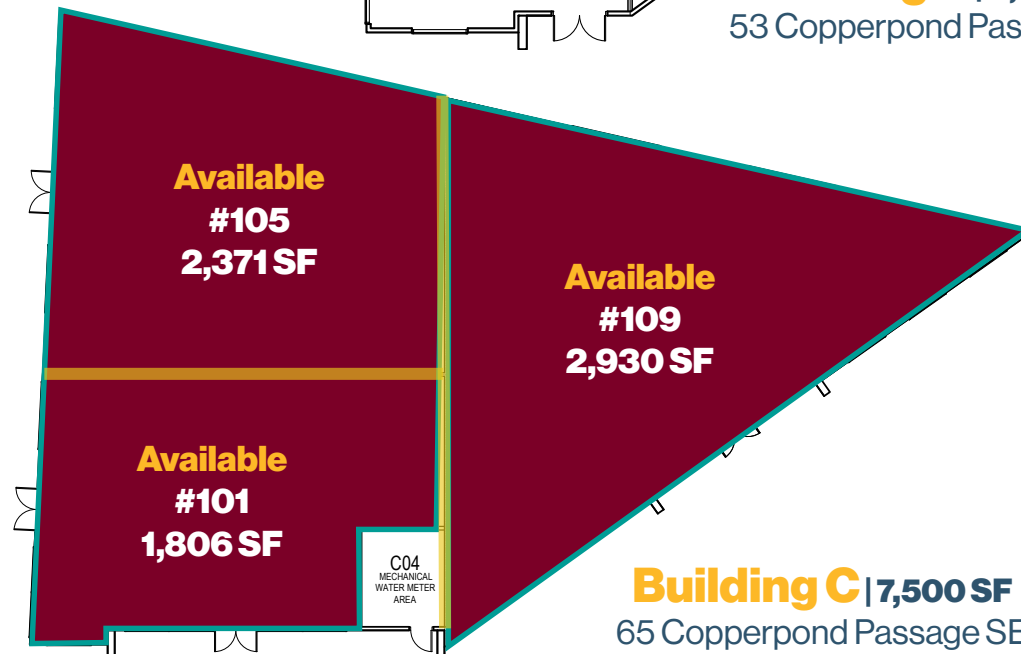
130th Ave SE Retail Opportunity



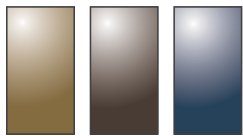
Building A | 8,000 SF
63 Copperpond Passage SE



Building B | 4,000 SF
53 Copperpond Passage SE



Building C | 7,500 SF
65 Copperpond Passage SE



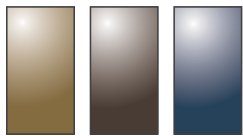
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Site Renderings

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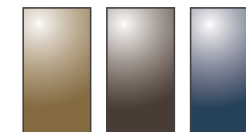
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Location

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Thank you for your Interest



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