



FOR LEASE

130th Ave SE
Retail Opportunity



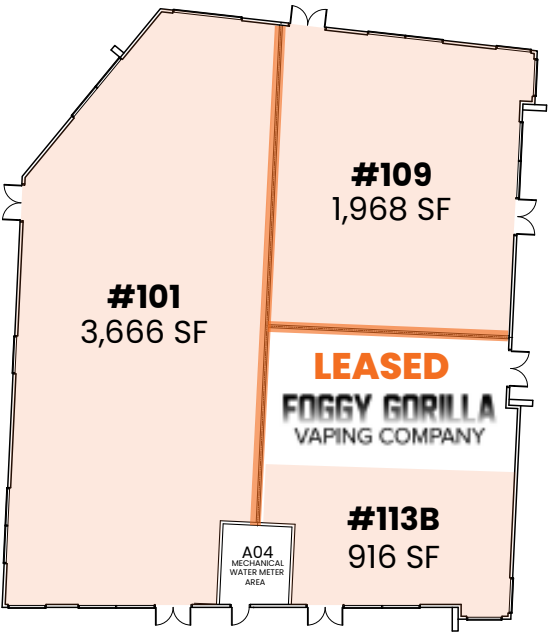
MCIVOR SQUARE | 53, 63, 65 Copperpond Passage SE, Calgary, Alberta

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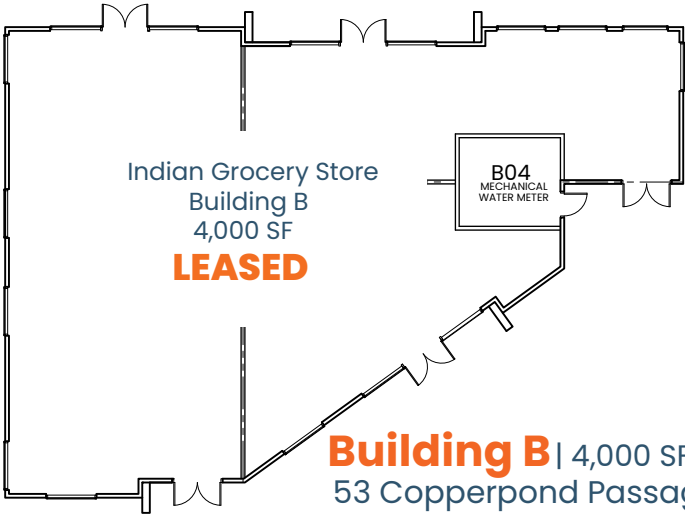
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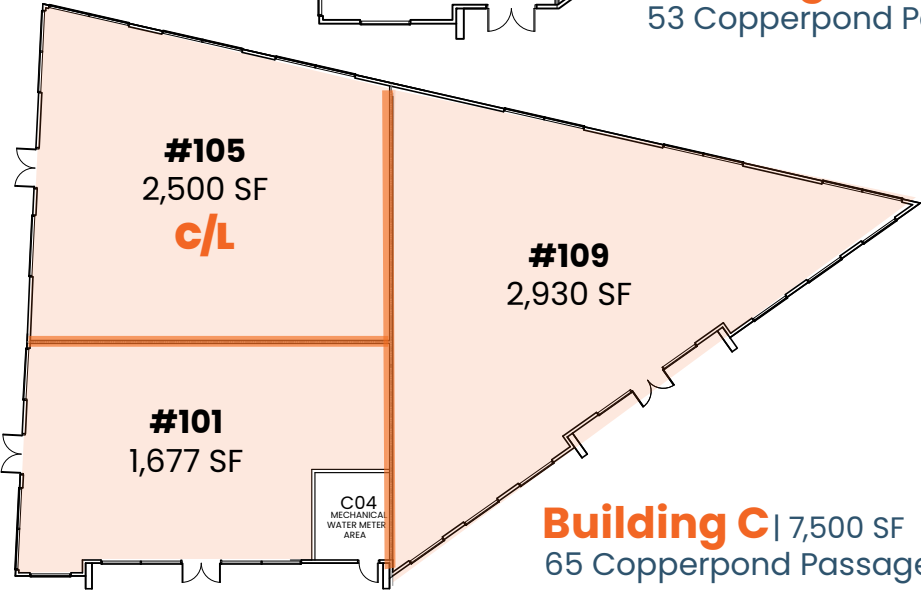
FLOOR PLANS



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

SITE PLAN



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

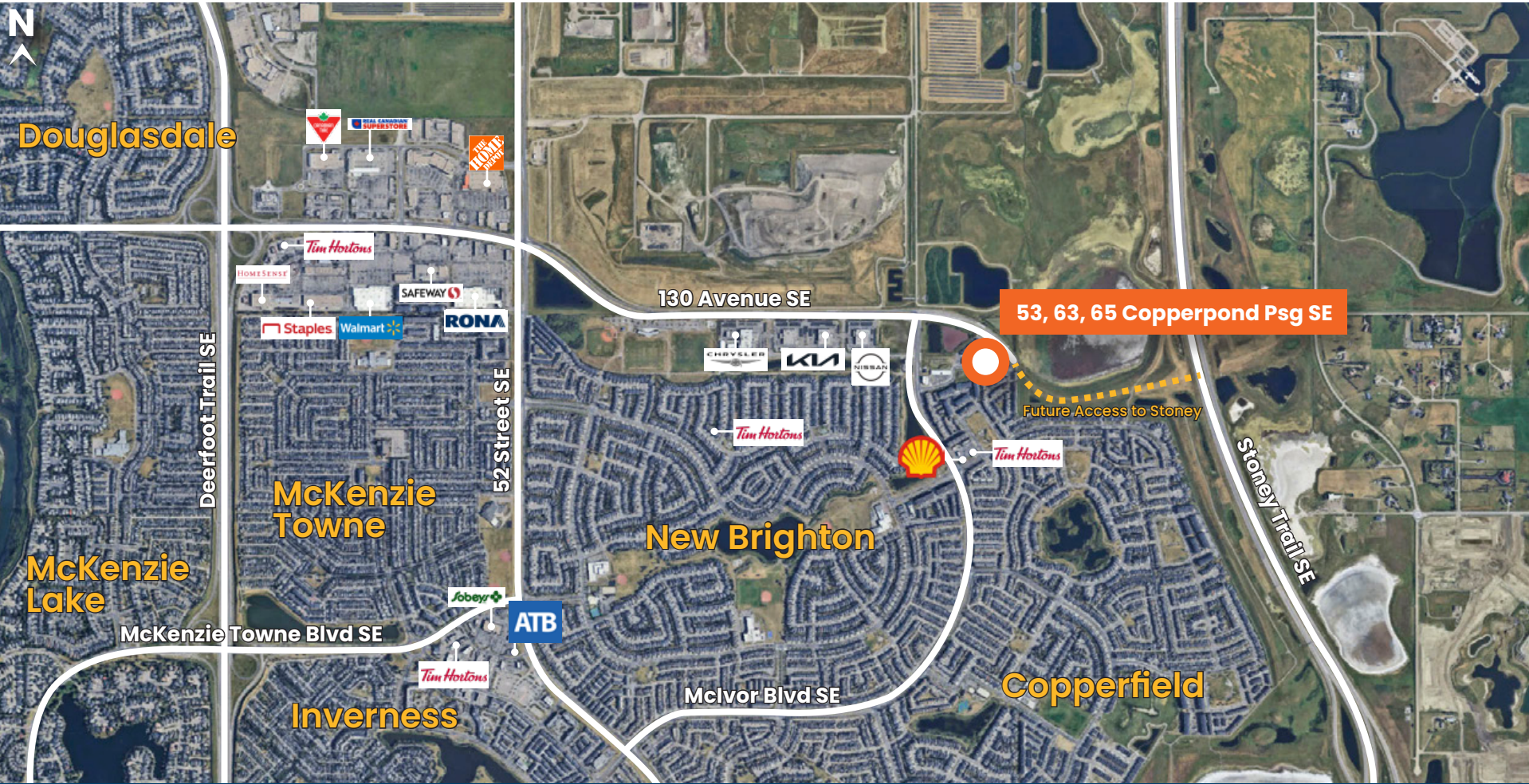
Size Available	Building A – 8,000 SF
	Unit 101 – 3,666 SF
	Unit 109 – 1,968 SF
	Unit 113A – 900 SF LEASED
	Unit 113B – 916 SF
	Building B – 4,000 SF LEASED
	Building C – 7,500 SF
	Unit 101 – 1,806 SF
	Unit 105 – 2,500 SF c/l
	Unit 109 – 1,677 SF
	<i>(Demisable to as small as 800 SF)</i>
Availability	Late 2026 – Early 2027 (Est.)
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

PROPERTY FEATURES

- 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



LOCATION



Neighbourhood
Copperfield



Population 3km



Drive Times
Deerfoot Trail: **7 minutes**
Downtown: **25 minutes**



Restaurants & Fast Food



Retail Shops or Shopping



Household Income



Median Age

Traffic Count



Prime Opportunity or New Development



Ample Parking



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