

FOR LEASE

130th Ave SE
Retail Opportunity

BUILDING C

c/l

BUILDING B

LEASED

LEASED

BUILDING A

130 AVENUE SE

COPPERPOND PASSAGE SE

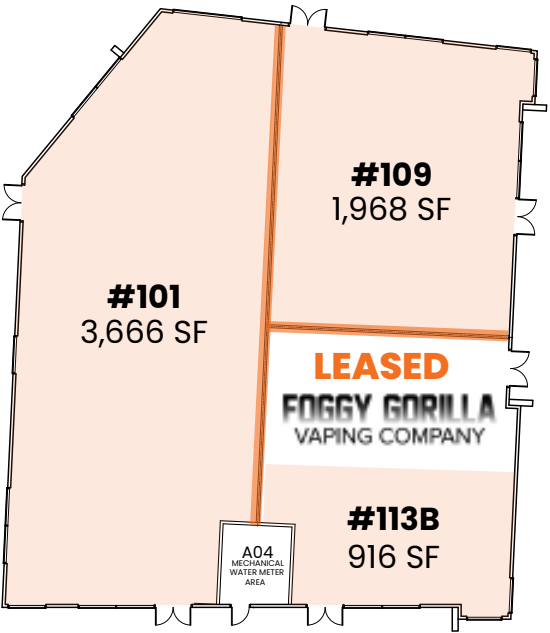
MCIVOR SQUARE | 53, 63, 65 Copperpond Passage SE, Calgary, Alberta

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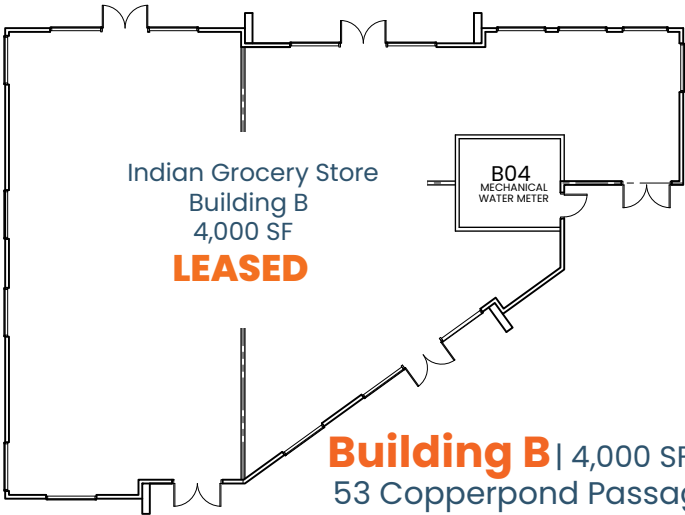
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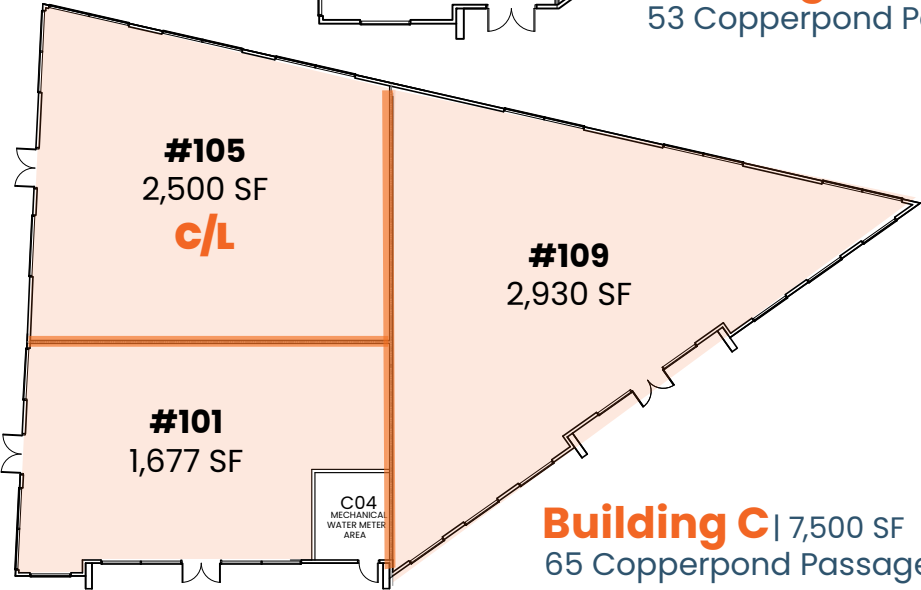
SITE PLAN



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 – 1,677 SF

Unit 105 – 2,500 SF **c/l**

Unit 109 – 2,930 SF

(Demisable to as small as 800 SF)

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
Killarney



Population 3km
81,079



Drive Times
Downtown: **10 minutes**
Stoney Trail: **9 minutes**



Prime Location



Bus / Train Routes



Walk score or Walkable



Household Income
\$93,921



Median Age
40

Traffic Count
45,000 VPD | 17 Ave & 52 Street SE



Grocery & Shopping



Retail Shops or Shopping



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