

**Blackstone**  
Commercial Real Estate Services Inc.

**For Lease**

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

**130<sup>th</sup> Ave SE Retail Opportunity**

# Mclvor Square



For more information, please contact one of our associates.

**Mahmud Rahman** VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com





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P 403.930.8651  
E [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Randy Wiens** *Senior Associate*  
P 403.930.8649  
E [rwuens@blackstonecommercial.com](mailto:rwuens@blackstonecommercial.com)





## 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

(Demisable to as small as 800 SF)

## Availability

Fall of 2026 (Est.)

## Net Rate

Contact Associate

## Op Costs

\$17.00 PSF

## Zoning

Industrial - Edge (I-E) District

## Signage

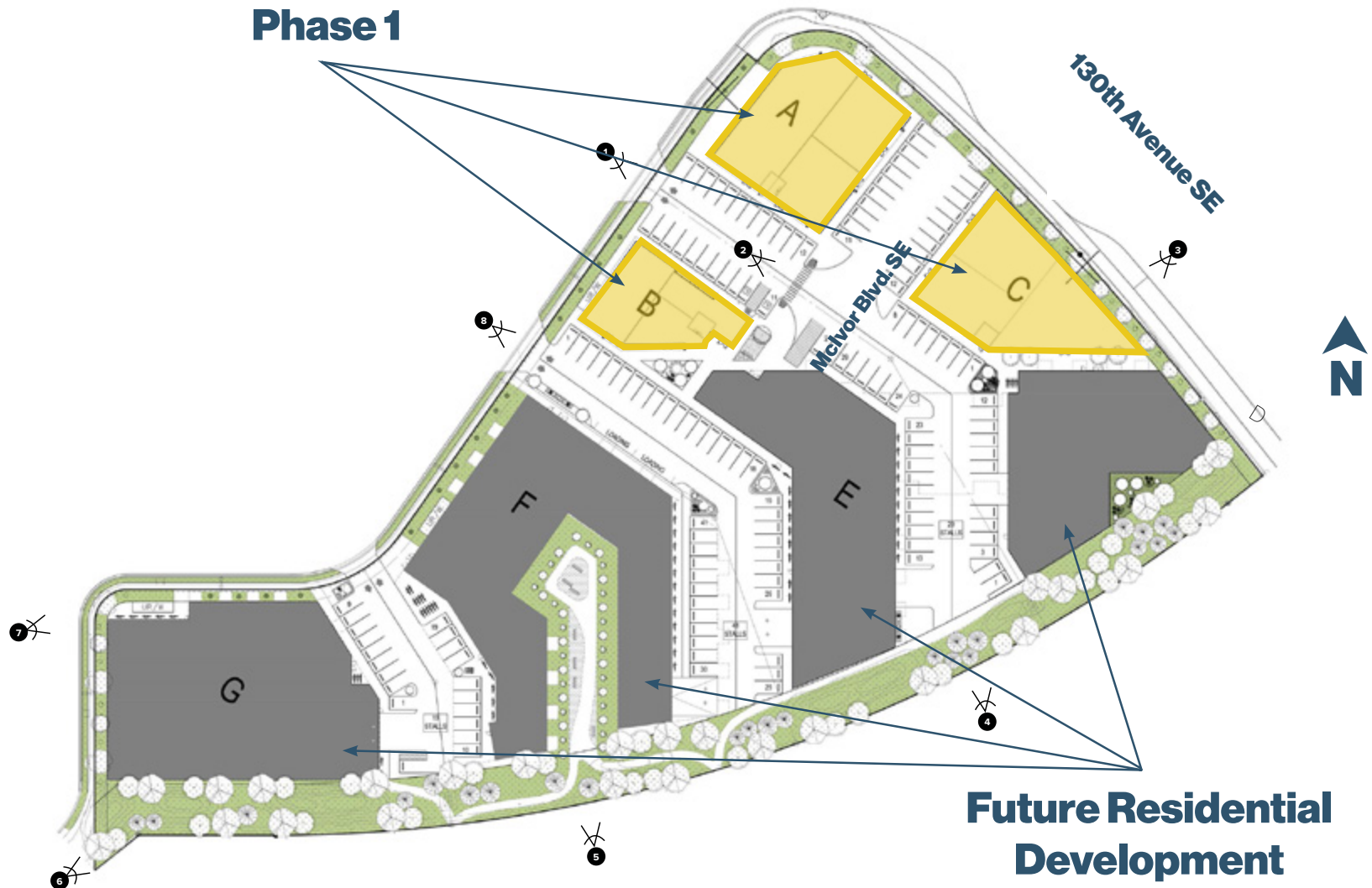
Fascia & Pylon

## Permitted Uses

Instructional facility, financial institute, health care service, veterinary clinic, retail consumer service, office and computer games facility

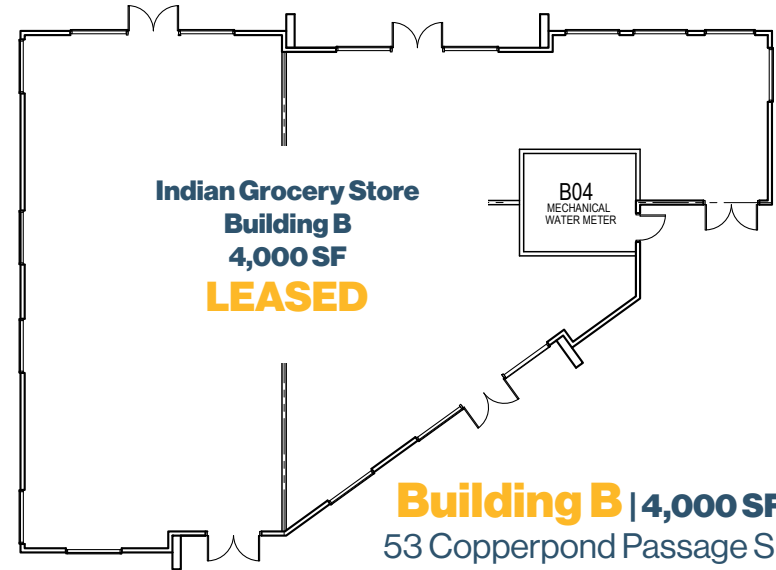
## Highlights

- 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





**Building A | 8,000 SF**  
63 Copperpond Passage SE

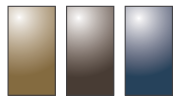


**Building B | 4,000 SF**  
53 Copperpond Passage SE



**Building C | 7,500 SF**  
65 Copperpond Passage SE





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# Site Renderings

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

**130<sup>th</sup> Ave SE Retail Opportunity**









# Thank you for your Interest



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