

FOR LEASE



FREESTANDING RETAIL

Property Details

Leasable Area

Unit		Net Rate	Op Costs
Building A	8,000 ± sq. ft.	Market	TBD
Building B	4,000 ± sq. ft.	Market	TBD
Building C	7,500 ± sq. ft.	Market	TBD

Zoning: Industrial – Edge (I-E) District
 Available: Q3 2023
 Parking: Surface parking
 Signage: Fascia & Pylon
 Permitted Uses: Instructional facility, financial institute, health care service, veterinary clinic, retail consumer service, office and computer games facility.

McIvor Boulevard

14130 McIvor Blvd. SE, Calgary, AB

- ▶ McIvor Boulevard Phase II is part of a multi-use brand new development going up in the growing SE section of Calgary featuring 420 multi-family units and three stand-alone retail buildings
- ▶ Located just off of 130th Ave SE and McIvor Blvd with easy access to the main retail hub of 130th and servicing surrounding communities such as Copperfield, Newbrighton, Mckenzie Towne and Preswick.
- ▶ Construction to break ground Spring 2022 with turnover date estimated for Q3 2023
- ▶ Each building to be demised up to three retail CRU's

Blackstone

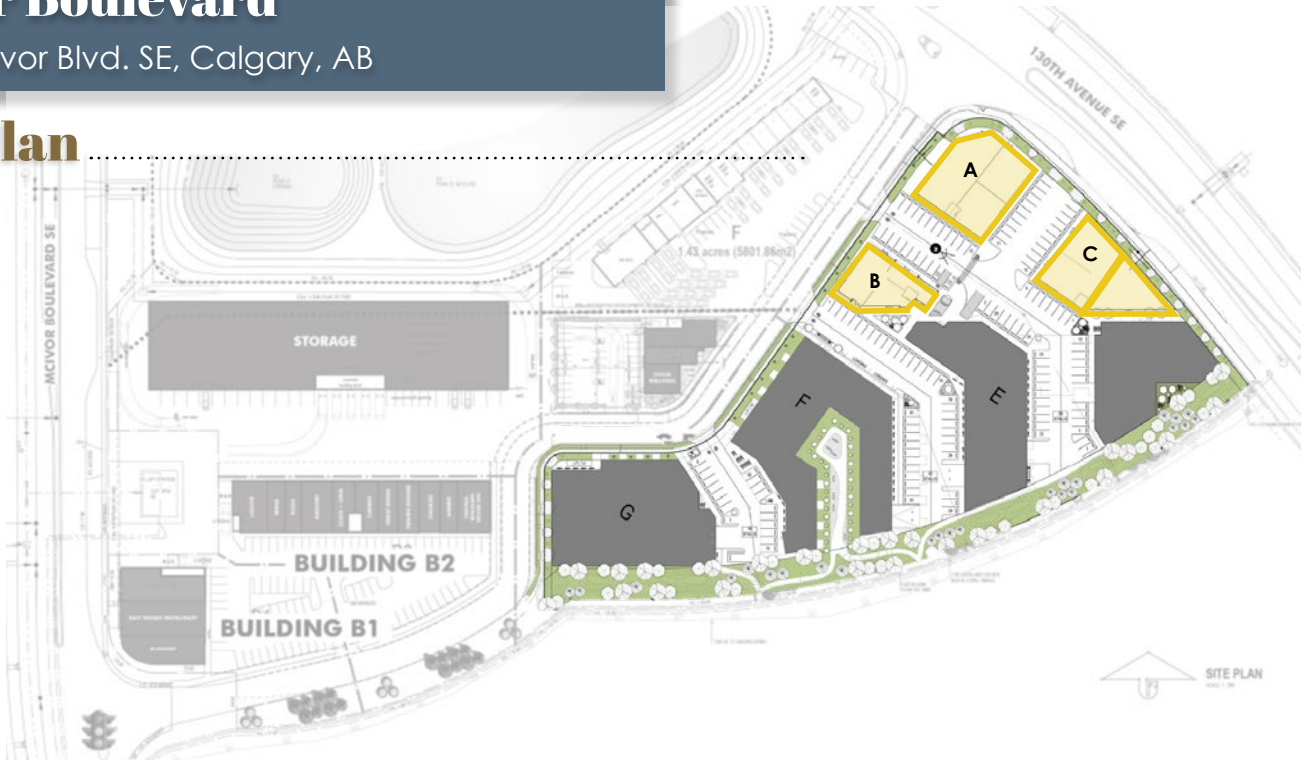
Unit A210, 9705 Horton Road SW,
 Calgary, Alberta, T2V 2X5
 P (403) 214-2344
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For Leasing or Sales Information Or An On-Site Tour Please Contact
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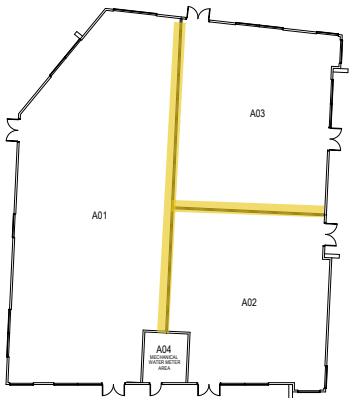
McIvor Boulevard

14130 McIvor Blvd. SE, Calgary, AB

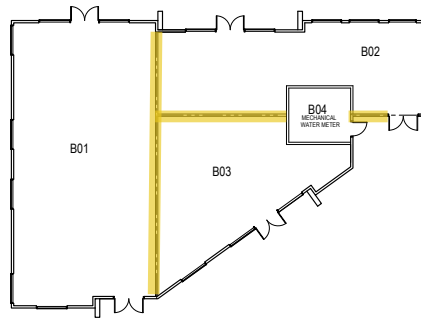
Site Plan



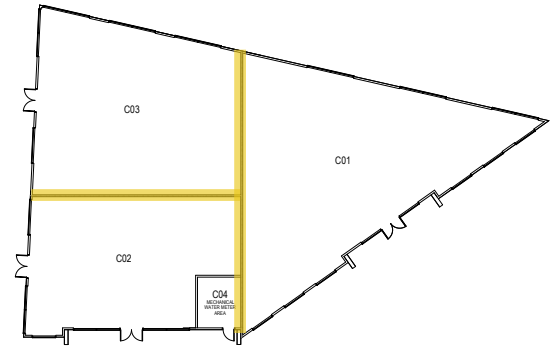
Demising Option



Building A
8,000 ± sq. ft.



Building B
4,000 ± sq. ft.



Building C
7,500 ± sq. ft.



McIvor Boulevard

14130 McIvor Blvd. SE, Calgary, AB

Area



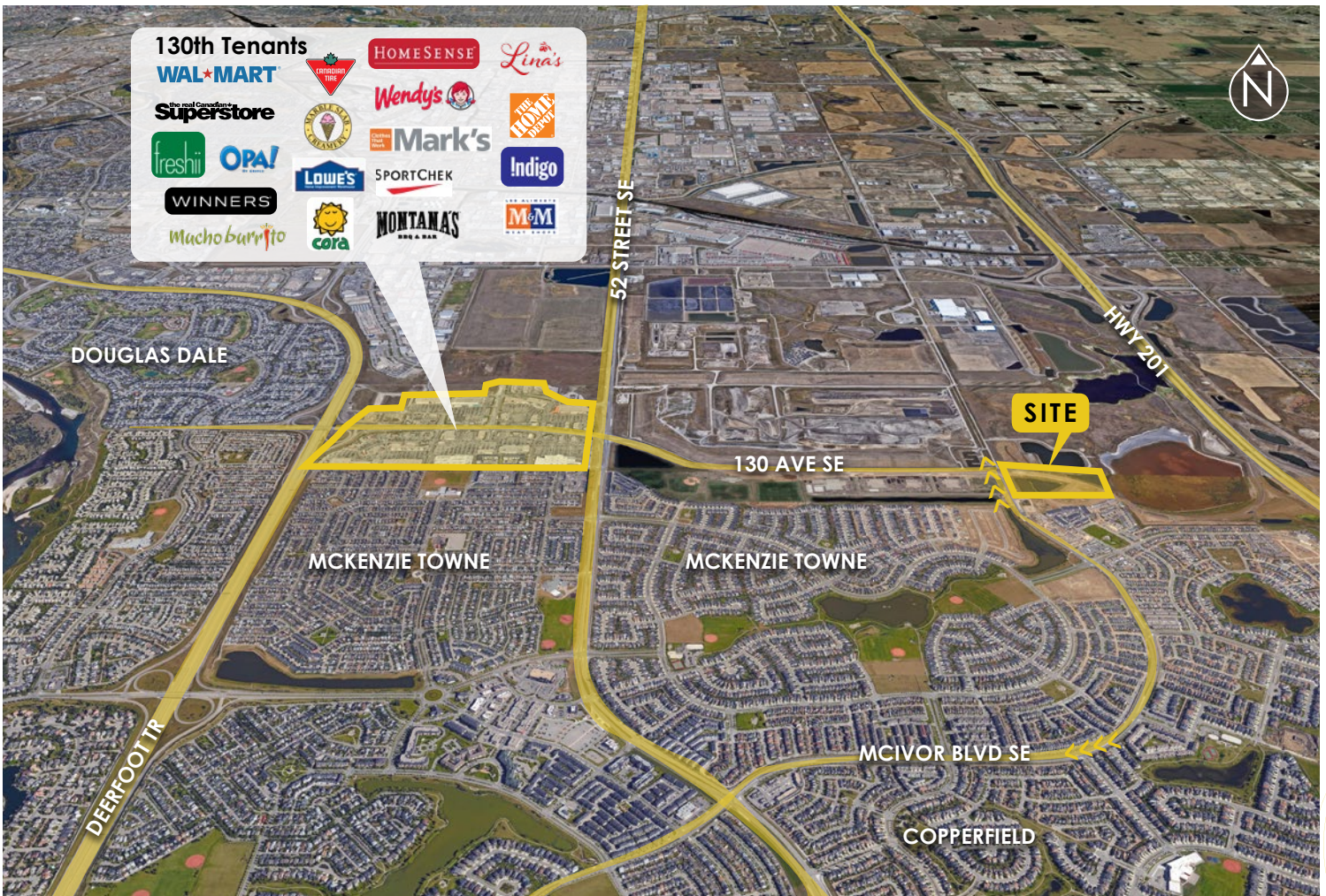
Demographics

👤 Population	3 KM	Calgary
2021 estimate	48,844	1,585,283
2024 projection	53,142	1,694,811
Median age	34.8	37.9

🏠 Average Households		
2021	17,524	585,204
Persons per	2.8	2.7

💰 Household Income		
Average	\$121,881	\$135,974
Median	\$99,405	\$94,093

🚗 Daily Traffic Count		
McIvor Blvd & 130 Ave (N)		16,000
McIvor Blvd & Copperfield Blvd (S)		10,000
McIvor Blvd & 68 Street (S)		12,000



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