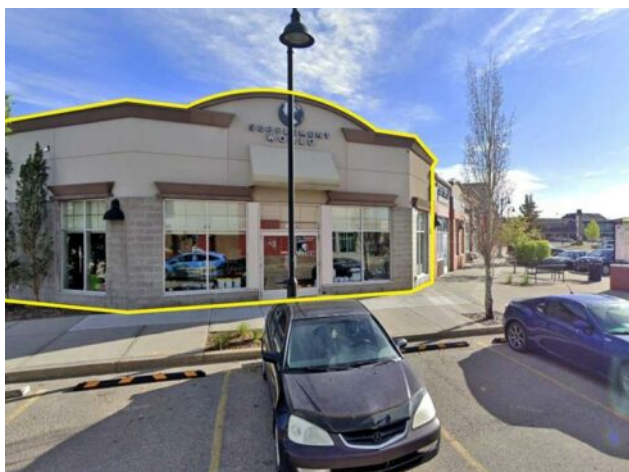


11 McKenzie Towne Avenue SE
Calgary, Alberta

MLS # A2277245



\$40 per sq.ft.

Division: McKenzie Towne

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,472 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Highly visible 1,472 SF end-cap unit available in McKenzie Towne Centre, a premier, high-occupancy retail destination home to over 50 shops and services. This is a sublease opportunity, allowing tenants to take advantage of a discounted rental rate in one of Calgary's most desirable and established communities. Operating costs are \$26.90/SF, with the lease term running until February 27, 2031. The space is ideally suited for a supplement store, restaurant, optometrist, or a wide range of other retail uses. The unit benefits from excellent exposure and strong signage opportunities, with consistent customer traffic driven by major anchor tenants including Sobeys, GoodLife Fitness, and Rexall. The centre serves a dense Southeast Calgary trade area with over 67,000 residents within a 3 km radius in an affluent community.