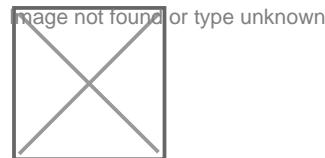


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 11 MCKENZIE TOWNE AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33447

**MLS ID:**  
A2277245

**\$40**



 **SAM ALEIN**  
 (403) 606-8877

 Alliance West Asset and Property Management Ltd.  
 403-455-5554

 11 Mckenzie Towne Avenue SE, Calgary , Alberta T2Z0S8

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	23	40.00
<b>Lease Frequency</b>	<b>Lease Term</b>	<b>Lease Term Remaining</b>
Annually	Other	60
<b>Sub Lease</b>	<b>Subdivision</b>	<b>Building Type</b>
1	McKenzie Towne	Low Rise (2-4 stories)
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2009	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	1472.00	136.75
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Other Documents

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.

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