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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**
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 11 Mckenzie Towne Avenue SE, Calgary , Alberta T2Z0S8

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