

Mckenzie Towne Centre

20 McKenzie Towne Avenue South East, Calgary, AB

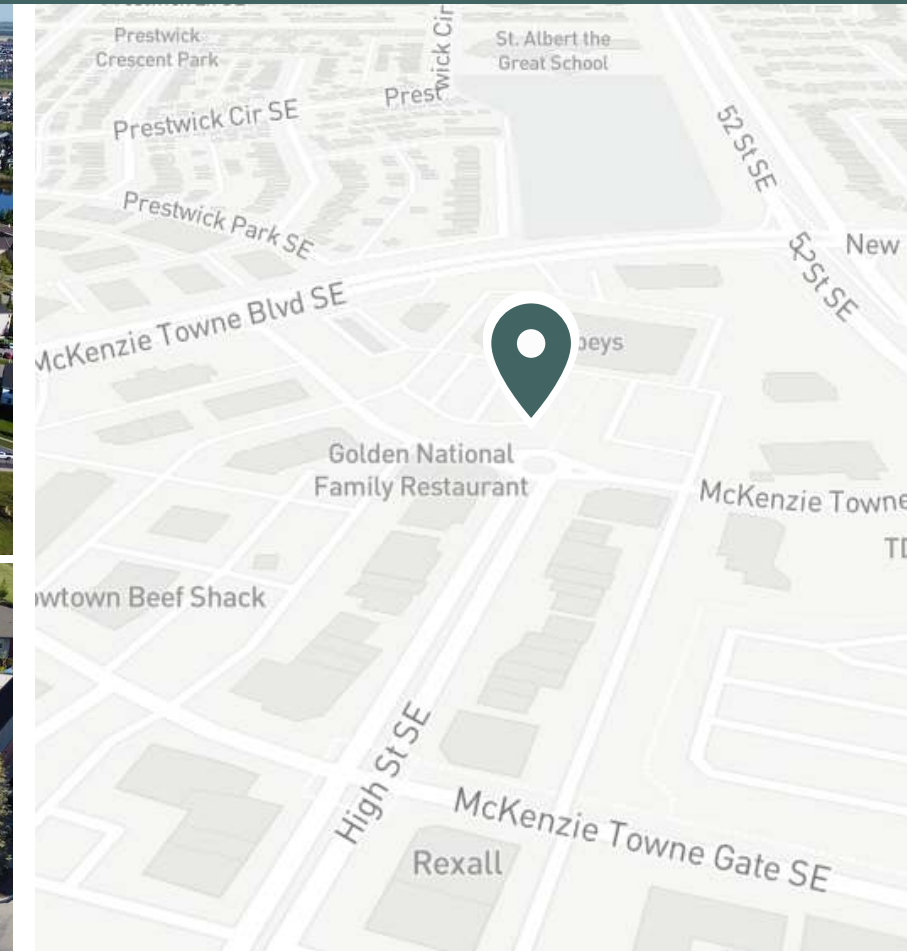


QSR SPACE AVAILABLE



Conveniently Located

McKenzie Towne is a popular shopping center located in the communities of McKenzie Lake, McKenzie Towne, Inverness, New Brighton and Copperfield in Calgary. It is well-known for its central location and family-friendly atmosphere. The shopping center is anchored by Sobeys and GoodLife Fitness and includes other major tenants such as Rexall, Scotiabank, ATB, Brightpath, and more. Additionally, McKenzie Towne has a desirable mix of retailers, food service providers, personal services, and medical services, making it an ideal place to shop.



Neighborhood Features

 3-MINUTE DRIVE TO DEERFOOT TRAIL (1.4KM)

 4-MINUTE DRIVE TO STONEY TRAIL (2KM)

 6 SCHOOLS/PRESCHOOLS IN A 1KM RADIUS

 Nearest Bus line
McKenzie Towne Terminal SE - 350m

 Nearest Rail line
Yonge-University Subway Line - 1.8km

 Population (5km)
131,000

 Household Income (5km)
\$144,000

 Households (5km)
45,000

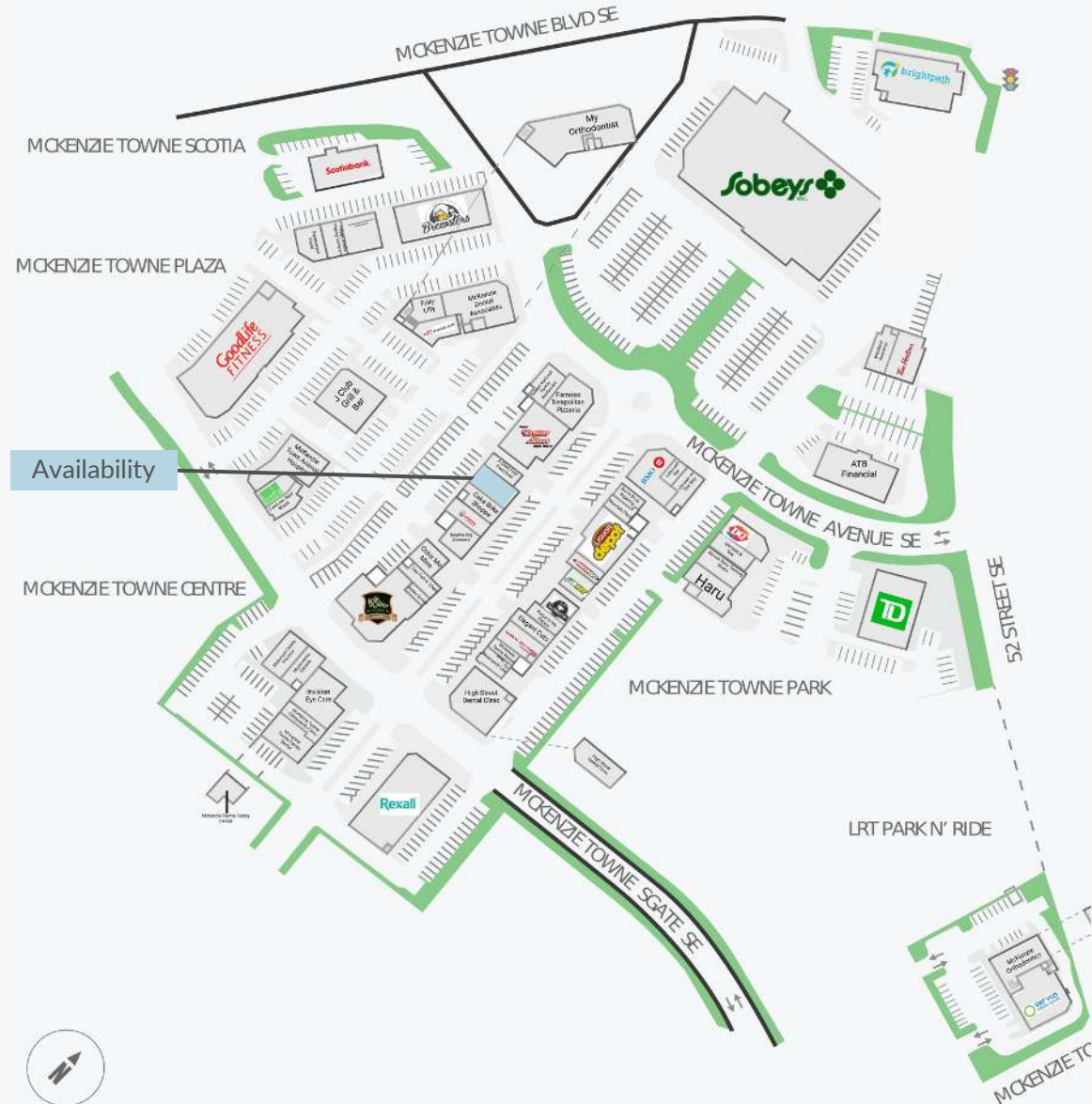
 Walk Score
73

 Bike Score
86

Major Tenants



Leasing Opportunity



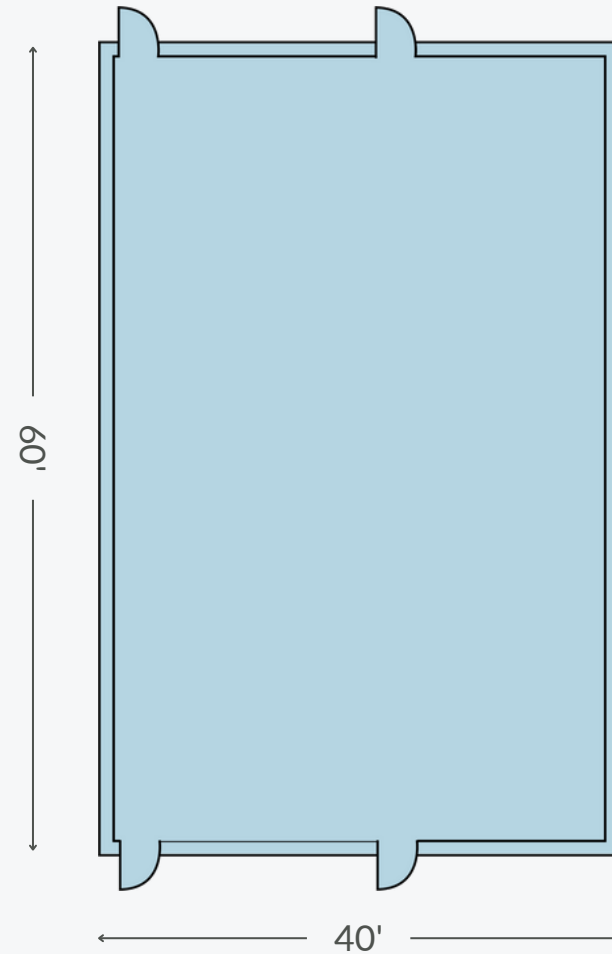
Leasing Opportunity

Size	2,471 SF
Unit Number	25
Available	Q4 2024
Ideal Use	QSR
Additional Rent*	\$26.20 PSF
Base Rent	Contact Leasing Manager

*2024 estimates

- 40' of frontage along High Street
- Currently built out as QSR - Burger shop
- Electricity & gas are separately metered
- HVAC - 2 x 6 ton

This 2,471 square foot unit is currently built out as a Quick Service Restaurant (QSR). It is situated along High Street, between two entrances to the centre, providing easy access for all visitors. This centre is home to many necessity-based retailers making it an ideal destination for everyday essentials, conveniently serving the 130,000+ people in the surrounding area.





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