

Mckenzie Towne Centre

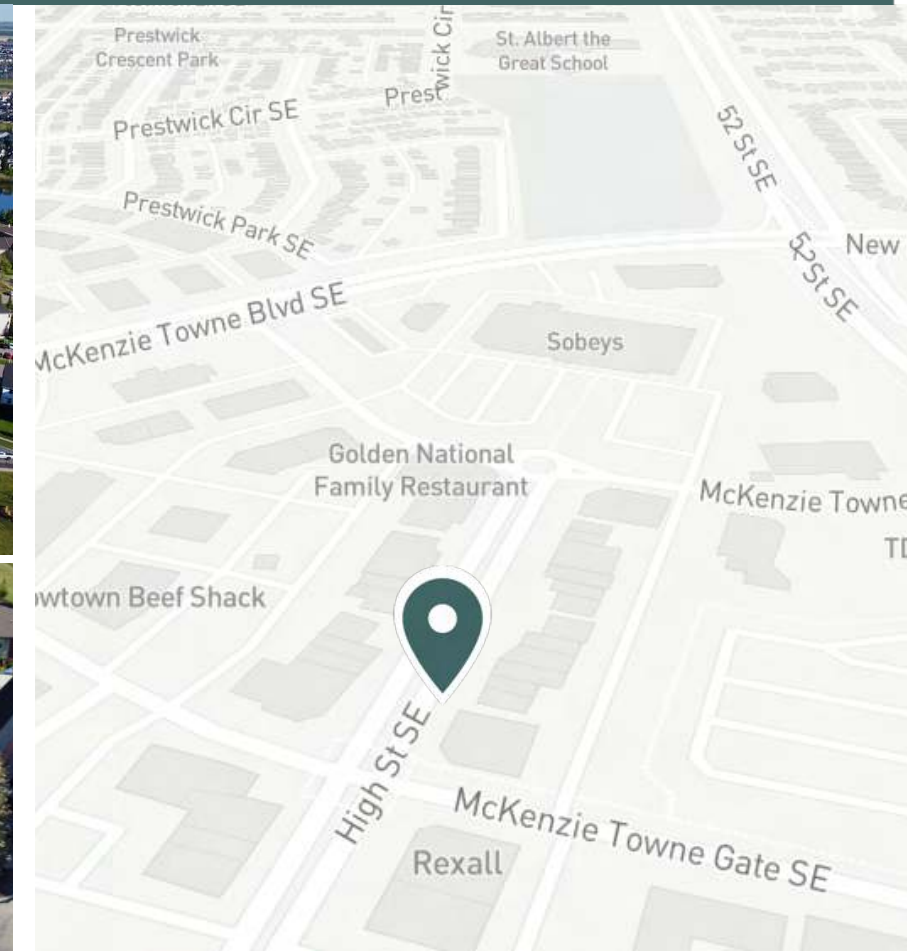


20 McKenzie Towne Avenue South East, Calgary, AB



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



Walk Score
73



Household Income (5km)
\$144,000



Bike Score
86

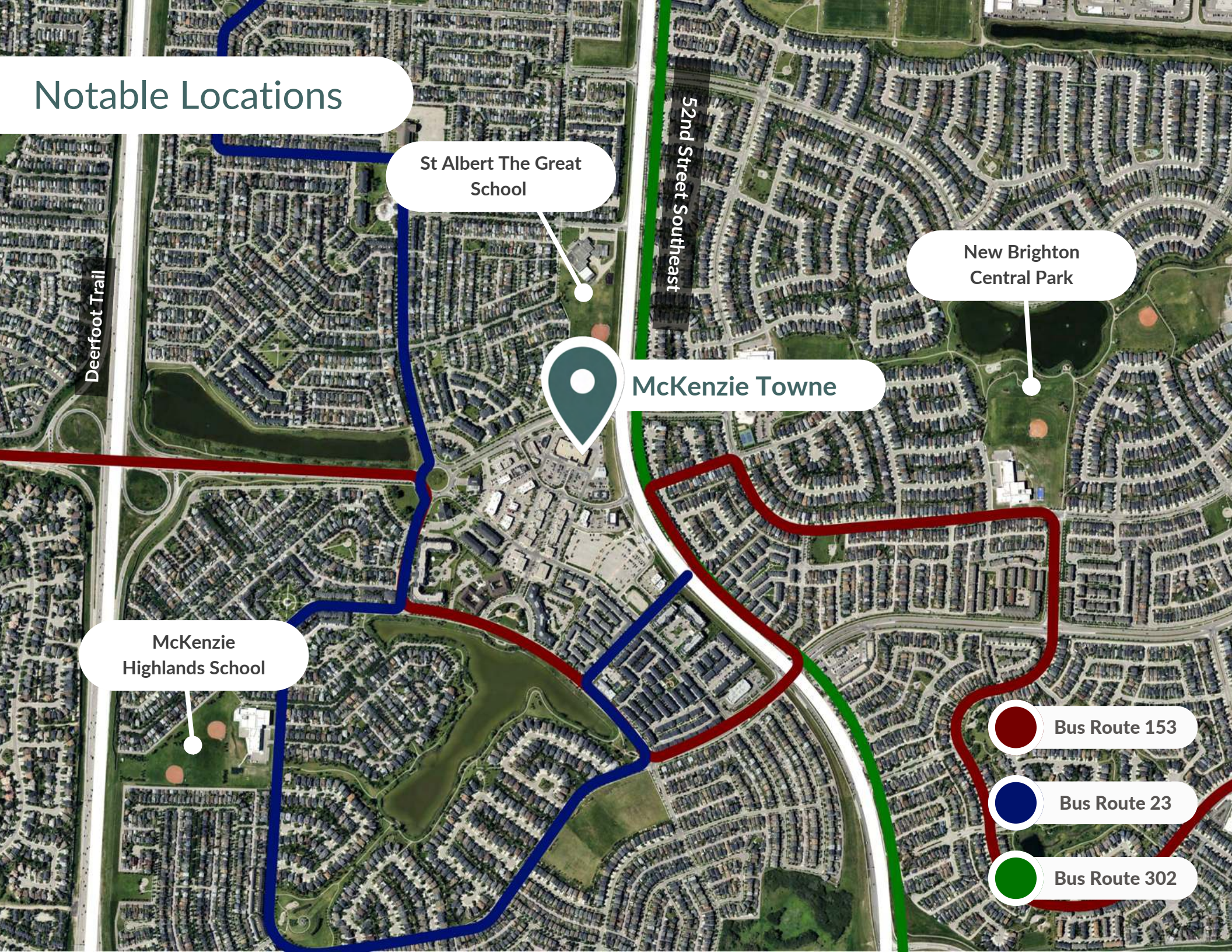


Households (5km)
45,000

Major Tenants



Notable Locations



St Albert The Great School

New Brighton Central Park

McKenzie Towne

McKenzie Highlands School

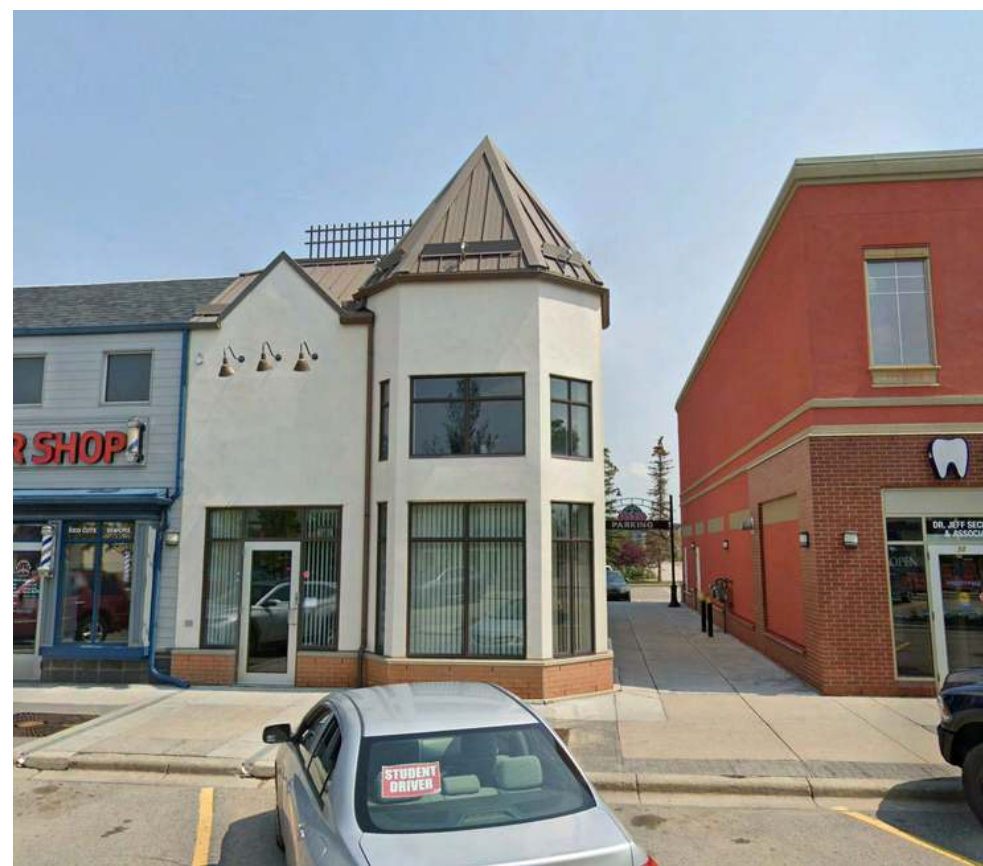
Bus Route 153

Bus Route 23

Bus Route 302

Deerfoot Trail

52nd Street Southeast

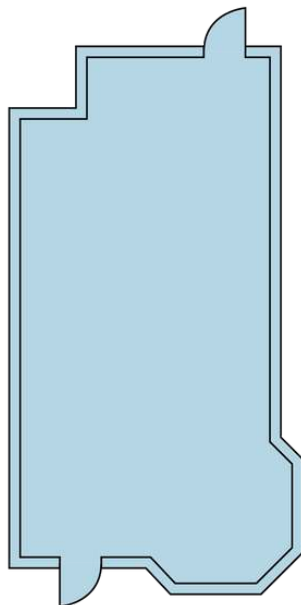


Leasing Opportunities

Size	872 SF
Unit Number	48
Available	Q4 2024
Ideal Uses	Law Firm, Psychologist, Tax Office
Additional Rent*	\$26.25
HVAC	3 Ton

Additional Notes Electricity and Gas is metred separately. Building has common water metre.

**this is an approximate and rates are subject to change.*



High Street East

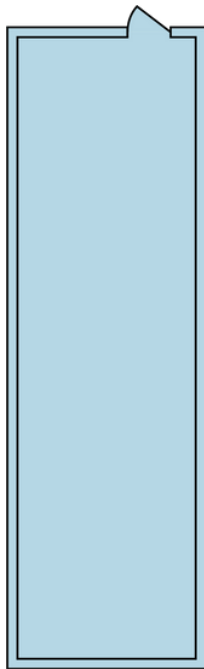




Leasing Opportunities

Size	1,187 SF
Unit Number	38
Available	Q1 2025
Ideal Uses	Hair Salon
Additional Rent*	\$26.25
HVAC	7.5 Ton

**this is an approximate and rates are subject to change.*



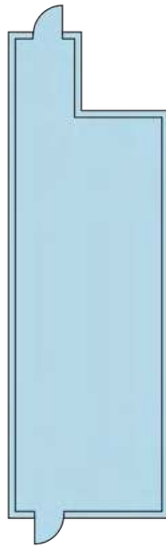


Leasing Opportunities

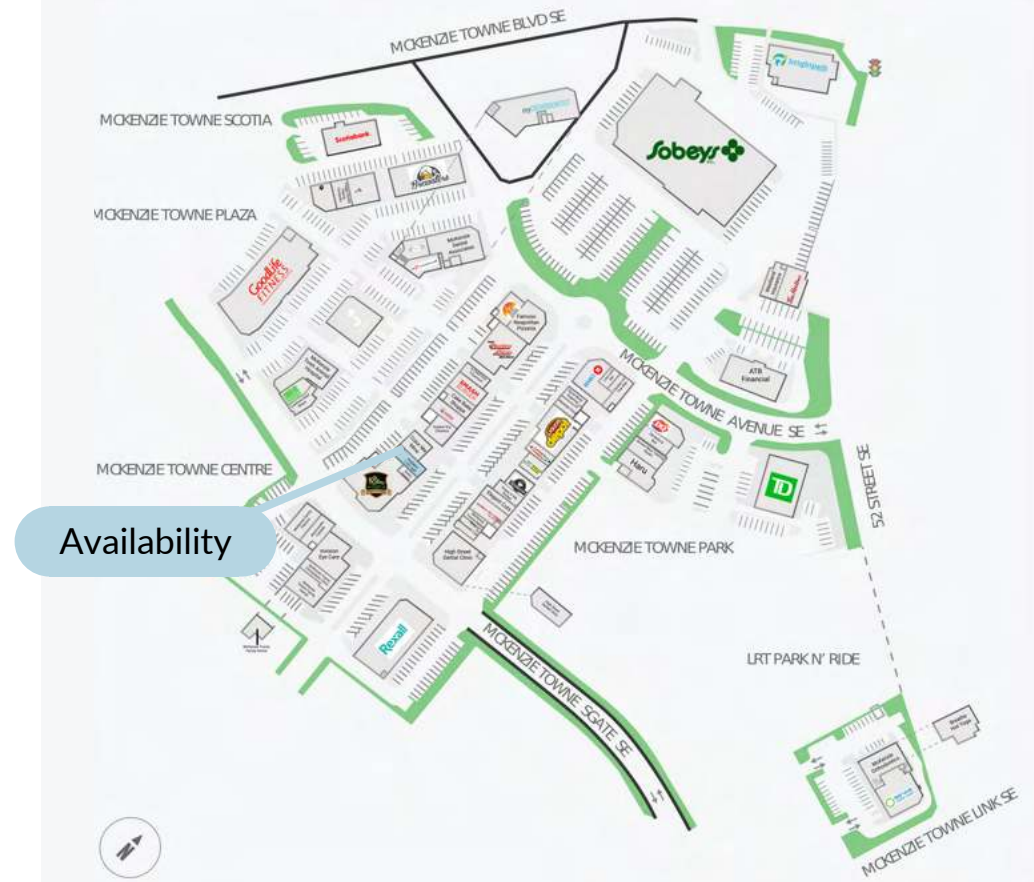
Size	1,107 SF
Unit Number	45
Available	Immediately
Additional Rent*	\$26.25
HVAC	6 Ton

Additional Notes Electricity and Gas separately metred. Building has common water metre.

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High Street East



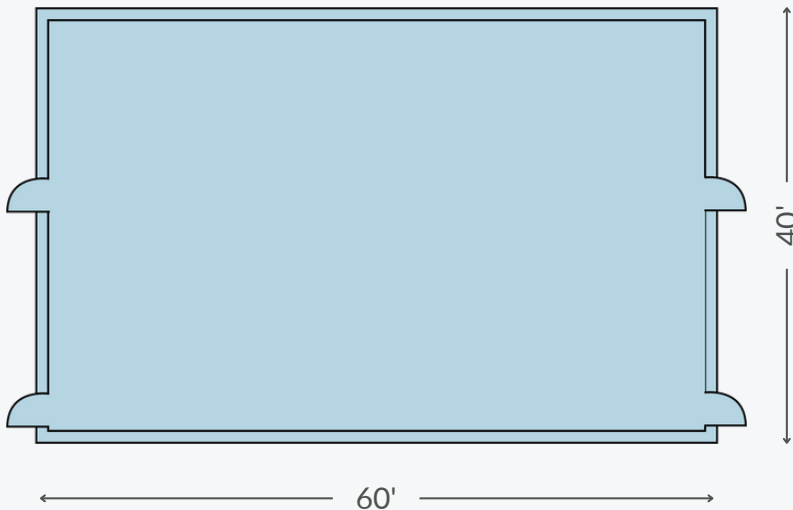


Leasing Opportunity

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

*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





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