


# Leasing Opportunity

## McKenzie Towne

20 McKenzie Towne Avenue South East, Calgary, AB

 2,471 sf

Operating Costs\*  
\$26.90

Available  
Immediately

**Ideal Uses:**


QSR - Burgers, Tex-Mex,  
Sit-down restaurant

 3-minute drive to Deerfoot Trail (1.4KM)

 4-minute drive TO Stoney Trail (2KM)

 6 Schools/preschools in a 1km radius

 Population (5km)  
131,000

 Household Income (5km)  
\$144,000

 Households (5km)  
45,000

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\*2025 Estimated Rates

