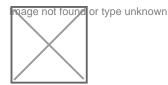


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

515, 180 LEGACY MAIN STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 25474

MLS ID: A2135835

\$4,000



- [△] RICKY DHALIWAL
- **2** (403) 805-8711
- Real Broker
- **855-623-6900**

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515, 180 Legacy Main Street SE, Calgary , Alberta T2X 4R9

Transaction Type

For Lease

Lease Amount

4000.00

Subdivision

Legacy

Structure Type

Retail

Legal Plan 2012082

Construction Type
Metal Frame, Stone, Stucco

Cooling None

Restrictions

Board Approval, Condo/Strata Approval, Landlord Approval, Non-

Smoking Building

Title

Fee Simple

Lease Frequency

Monthly

Building Type

Condo Complex, Retail, Street Level

Storefront, Strip Mall

Property Type

Commercial

Building Area (Sq. Ft.)

1200.00

Roof

Asphalt,Flat

Heating

Forced Air, Hot Water, Natural Gas

Reports

None

Days On Market

94

Zoning

C-COR2 f1.0h10

Year Built

2020

Property Sub Type

Retail

Building Area (Sq. M.)

111.48

FoundationPoured Concrete

Inclusions

N/A

Newly constructed retail space located in the busy/high traffic community of Legacy, SE Calgary. Zoned for retail/medical, the site is anchored by the newly constructed coin car wash and shadow anchored by Sobeys and other big-box retail stores. The bay is measured at 1,200 sq ft, with a 14'ft clear ceiling. Situated next to the dental clinic, walk-in medical clinic (currently the only medical clinic in Legacy), and pharmacy. The site is ideal for Physiotherapy clinic/Chiropractic clinic/Optometry clinic/Radiology clinic/Veterinarian clinic. The space can be leased in unison with units #520 & #525 for a total of 3,600 sq ft. Currently vacant, separately metered for gas, electricity and water. Walking distance from the high-school and other amenities. Bring your business plan to Legacy!

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