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515, 180 LEGACY MAIN STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
25474


MLS ID:
A2135835

\$4,000



 **RICKY DHALIWAL**
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 Real Broker
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 515, 180 Legacy Main Street SE, Calgary , Alberta T2X 4R9

Transaction Type For Lease	Title Fee Simple	Days On Market 94
Lease Amount 4000.00	Lease Frequency Monthly	Zoning C-COR2 f1.0h10
Subdivision Legacy	Building Type Condo Complex,Retail,Street Level Storefront,Strip Mall	Year Built 2020
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2012082	Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48
Construction Type Metal Frame,Stone,Stucco	Roof Asphalt,Flat	Foundation Poured Concrete
Cooling None	Heating Forced Air,Hot Water,Natural Gas	Inclusions N/A
Restrictions Board Approval,Condo/Strata Approval,Landlord Approval,Non- Smoking Building	Reports None	

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/Optomety 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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