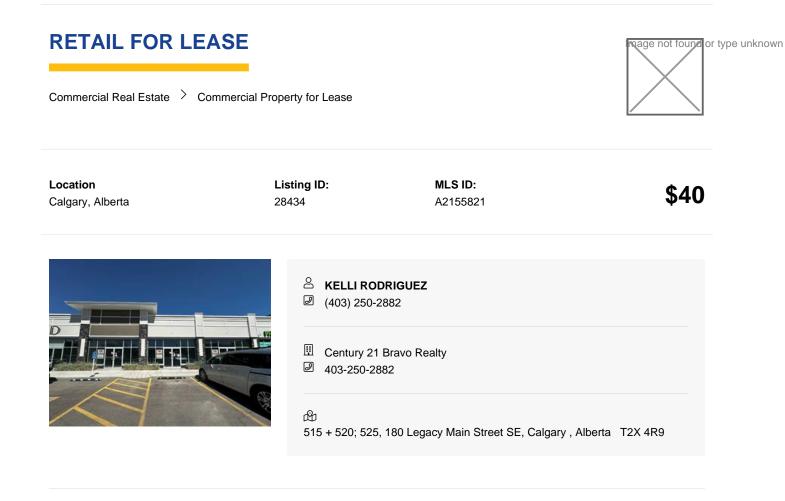


Generated: Jan 30, 2025, 23:17:36

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.



Transaction Type For Lease

Lease Frequency Annually

Year Built 2020

Property Sub Type Retail

Inclusions N/A Days On Market

Zoning C-COR2 f1.0h10

Structure Type Retail

Building Area (Sq. Ft.) 3600.00

Restrictions None Known Lease Amount 40.00

Subdivision Legacy

Property Type Commercial

Building Area (Sq. M.) 334.45

Reports None

PRIME RETAIL MEDICAL SPACE IN HIGH-TRAFFIC LEGACY. SOUTH-EAST CALGARY. Discover a newly constructed retail space in the bustling community of Legacy. Zoned for medical use, this 1,200 sq. ft. unit features a 14-foot clear ceiling and is ideally positioned next to a dental clinic, the only walk-in medical clinic in Legacy, and a pharmacy. Anchored by a newly built coin car wash and major retailers such as, Sobeys, this location offers excelled visibility and foot traffic. The space is ideal for physiotherapy clinic, chiropractic clinic, radiology clinic, or veterinary clinic. For larger needs, it can be combined with adjacent units 520 and 525, totaling 3,600 sq. ft. The property is metered for gas, electricity, and water, and it within walking distance of the local high school and other amenities. Added bonus - Landlord is offering lease incentives.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.