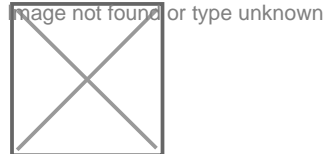


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29726


**MLS ID:**  
A2199218

**\$40**



 **KELLI RODRIGUEZ**  
 (403) 909-8656

 Century 21 Bravo Realty  
 403-250-2882

 515 + 520; 525, 180 Legacy Main Street SE, Calgary , Alberta T2X 4R9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 30	<b>Lease Amount</b> 40.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-COR2 f1.0h10	<b>Subdivision</b> Legacy
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 3600.00	<b>Building Area (Sq. M.)</b> 334.45
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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 excellent 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.

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