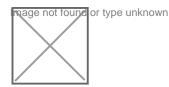


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29726

**MLS ID:** A2199218

\$40



**△** KELLI RODRIGUEZ

**2** (403) 909-8656

□ Century 21 Bravo Realty

**403-250-2882** 

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

Transaction Type Days On Market Lease Amount

For Lease 186 40.00

Lease FrequencyZoningSubdivisionAnnuallyC-COR2 f1.0h10Legacy

Year Built Structure Type Property Type
2020 Retail Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 3600.00 334.45

InclusionsRestrictionsReportsN/ANone KnownNone

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.

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