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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
29726


MLS ID:
A2199218

\$40



 **KELLI RODRIGUEZ**
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 Century 21 Bravo Realty
 403-250-2882

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

Transaction Type For Lease	Days On Market 92	Lease Amount 40.00
Lease Frequency Annually	Zoning C-COR2 f1.0h10	Subdivision Legacy
Year Built 2020	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 3600.00	Building Area (Sq. M.) 334.45
Inclusions N/A	Restrictions None Known	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.

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