



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2199218



**\$40 per sq.ft.**

Division:	Legacy
Type:	Retail
Bus. Type:	Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	C-COR2 f1.0h10

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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 is within walking distance of the local high school and other amenities. Added bonus - Landlord is offering lease incentives.