

# FOR SALE

5,387 SF  
RETAIL SPACE



**#220, 225, 230, 235,  
180 LEGACY MAIN STREET SE  
Calgary, AB**

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# PROPERTY OVERVIEW

**\$2,835,000**

## Property Features

- Judicial Sale of Property
- Comprised of 4 retail units with a total area of 5,387 SF
- The retail centre is situated on the north side of Legacy Main Street SE in the community of Legacy, surrounded by residential condos, townhouses and single family homes
- The condo plan for the retail centre has 36 retail units in five buildings,
- Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use

## Property Overview

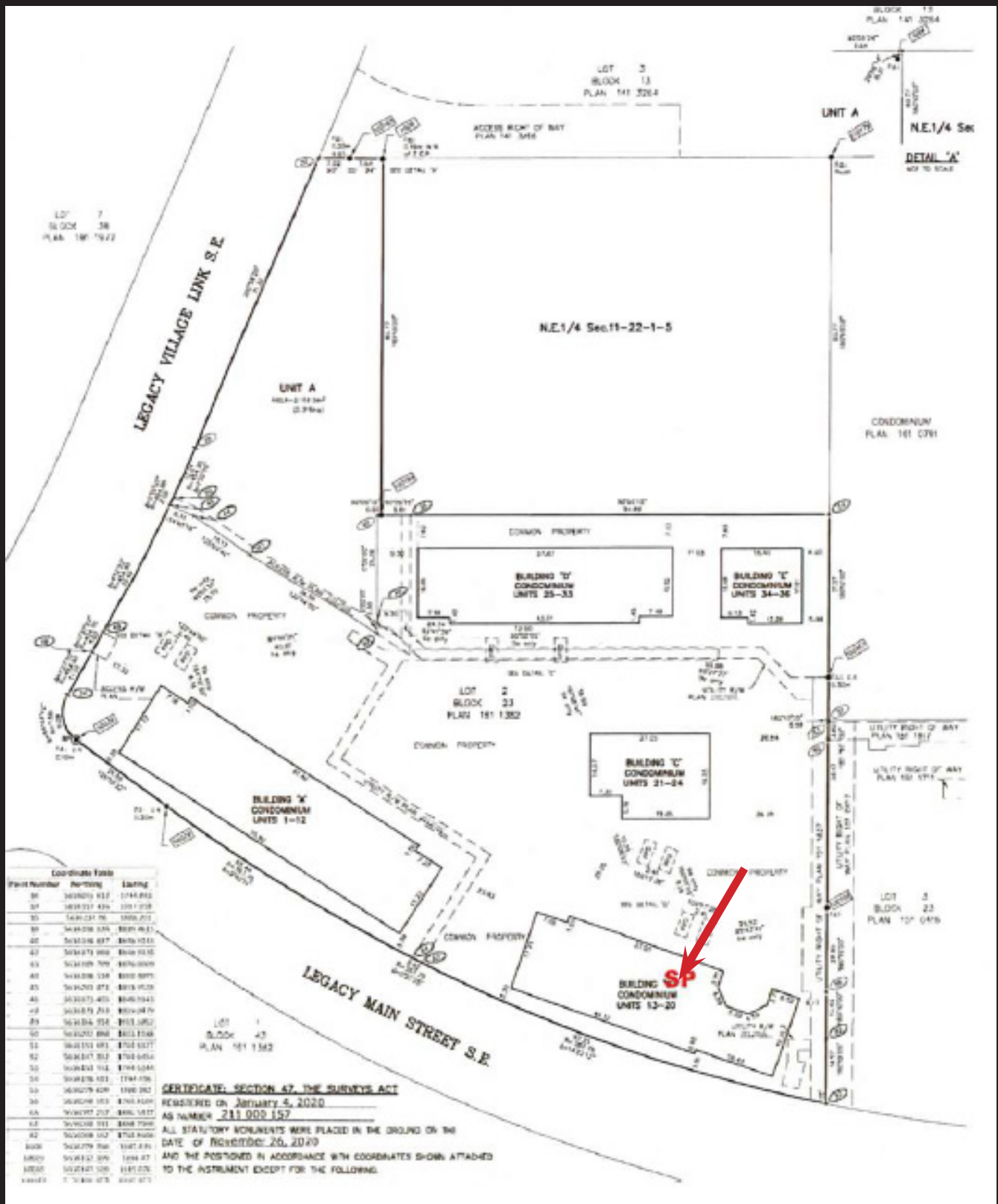
■ Legal Description:	Plan 2012082	■ Zoning:	C-COR 2
	Units 16, 17, 18, 19	■ Taxes:	\$75,252.23 (2024)
■ Size:	5,387 SF	■ Sprinklers:	Yes
■ Year Built:	2020	■ Parking:	Ample scramble
■ Op Costs:	\$22.84/SF	■ District:	Legacy



# PROPERTY PHOTOS



# SITE PLAN





# AREA MAP



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