

# 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

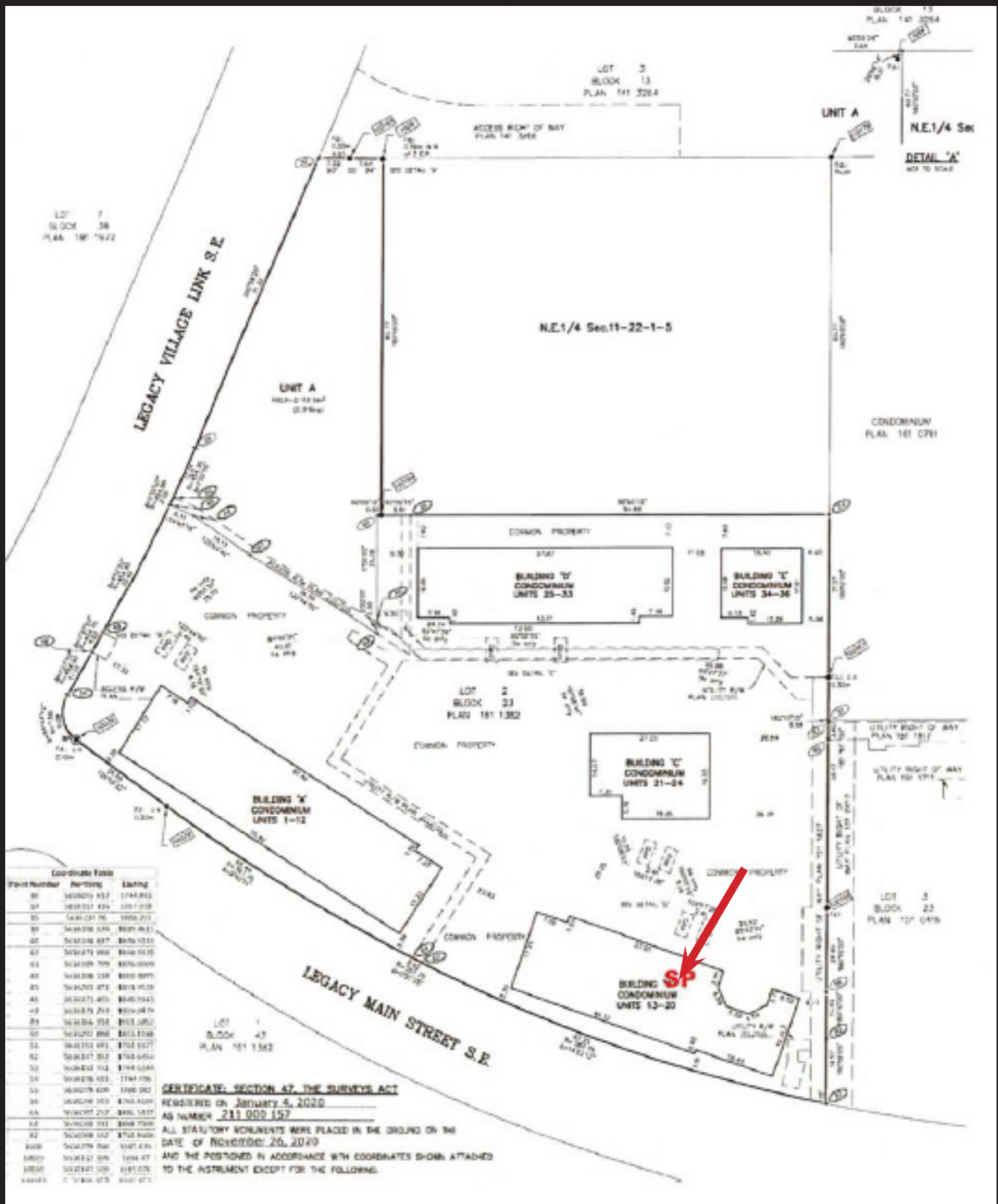
## Property Overview

■ 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
■ Condo Fees:	\$1,797.91/mth/unit	■ District:	Legacy

# PROPERTY PHOTOS



# SITE PLAN



Coordinate Table

Point Number	Northing	Easting
36	569200.817	1744.892
37	569201.429	1711.728
38	569201.76	1688.071
39	569202.024	1664.417
40	569202.207	1640.763
41	569202.319	1617.109
42	569202.361	1593.455
43	569202.334	1569.801
44	569202.248	1546.147
45	569202.104	1522.493
46	569201.912	1498.839
47	569201.673	1475.185
48	569201.387	1451.531
49	569201.054	1427.877
50	569200.684	1404.223
51	569200.277	1380.569
52	569200.832	1356.915
53	569201.347	1333.261
54	569201.822	1309.607
55	569202.257	1285.953
56	569202.652	1262.299
57	569203.007	1238.645
58	569203.322	1214.991
59	569203.597	1191.337
60	569203.832	1167.683
61	569204.027	1144.029
62	569204.182	1120.375
63	569204.297	1096.721
64	569204.372	1073.067
65	569204.407	1049.413
66	569204.402	1025.759
67	569204.357	1002.105
68	569204.272	978.451
69	569204.147	954.797
70	569203.982	931.143
71	569203.787	907.489
72	569203.562	883.835
73	569203.307	860.181
74	569203.022	836.527
75	569202.707	812.873
76	569202.362	789.219
77	569201.987	765.565
78	569201.592	741.911
79	569201.177	718.257
80	569200.742	694.603
81	569200.287	670.949
82	569200.812	647.295
83	569201.317	623.641
84	569201.802	600.000
85	569202.267	576.350
86	569202.712	552.700
87	569203.137	529.050
88	569203.542	505.400
89	569203.927	481.750
90	569204.292	458.100
91	569204.637	434.450
92	569204.962	410.800
93	569205.267	387.150
94	569205.552	363.500
95	569205.817	339.850
96	569206.062	316.200
97	569206.287	292.550
98	569206.492	268.900
99	569206.667	245.250
100	569206.812	221.600

**CERTIFICATE, SECTION 47, THE SURVEYS ACT**  
 REGISTERED ON JANUARY 5, 2020  
 AS NUMBER 211 000 157  
 ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND ON THE  
 DATE OF NOVEMBER 26, 2020  
 AND THE POSITIONED IN ACCORDANCE WITH COORDINATES SHOWN ATTACHED  
 TO THE INSTRUMENT EXCEPT FOR THE FOLLOWING:

# AREA MAP



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