



# LEGACY VILLAGE

180 Legacy Main Street, SE, Calgary, Alberta

FOR LEASE



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# LEGACY VILLAGE

180 Legacy Main Street, SE, Calgary, Alberta

- Positioned in the center of Legacy's new retail hub
- Shadow anchored by Sobeys
- Quick and easy access onto Macleod Trail
- Close proximity to All Saints High School
- Unit sizes starting around 1,250 SF

## DETAILS

### Space Available

Building A: Unit 160: 1,250 SF **AVAILABLE**

Building B: **FULLY LEASED**

Building C: **FULLY LEASED**

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Asking Rate	Market
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Additional Rate	\$17.00 (est. 2025)
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Available	Immediately
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Zoning	C-COR2
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**BUILDING A**



**BUILDING C**

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## SITE PLAN

### BUILDING A

Unit 160: 1,250 SF **AVAILABLE**

Unit 110: 1,263 SF **LEASED**

Unit 115: 1,319 SF **LEASED**

Unit 125: 1,319 SF **LEASED**

Unit 130: 2,000 SF **LEASED**

Unit 135/140: 2,000 SF **LEASED**

Unit 145: 1,319 SF **LEASED**

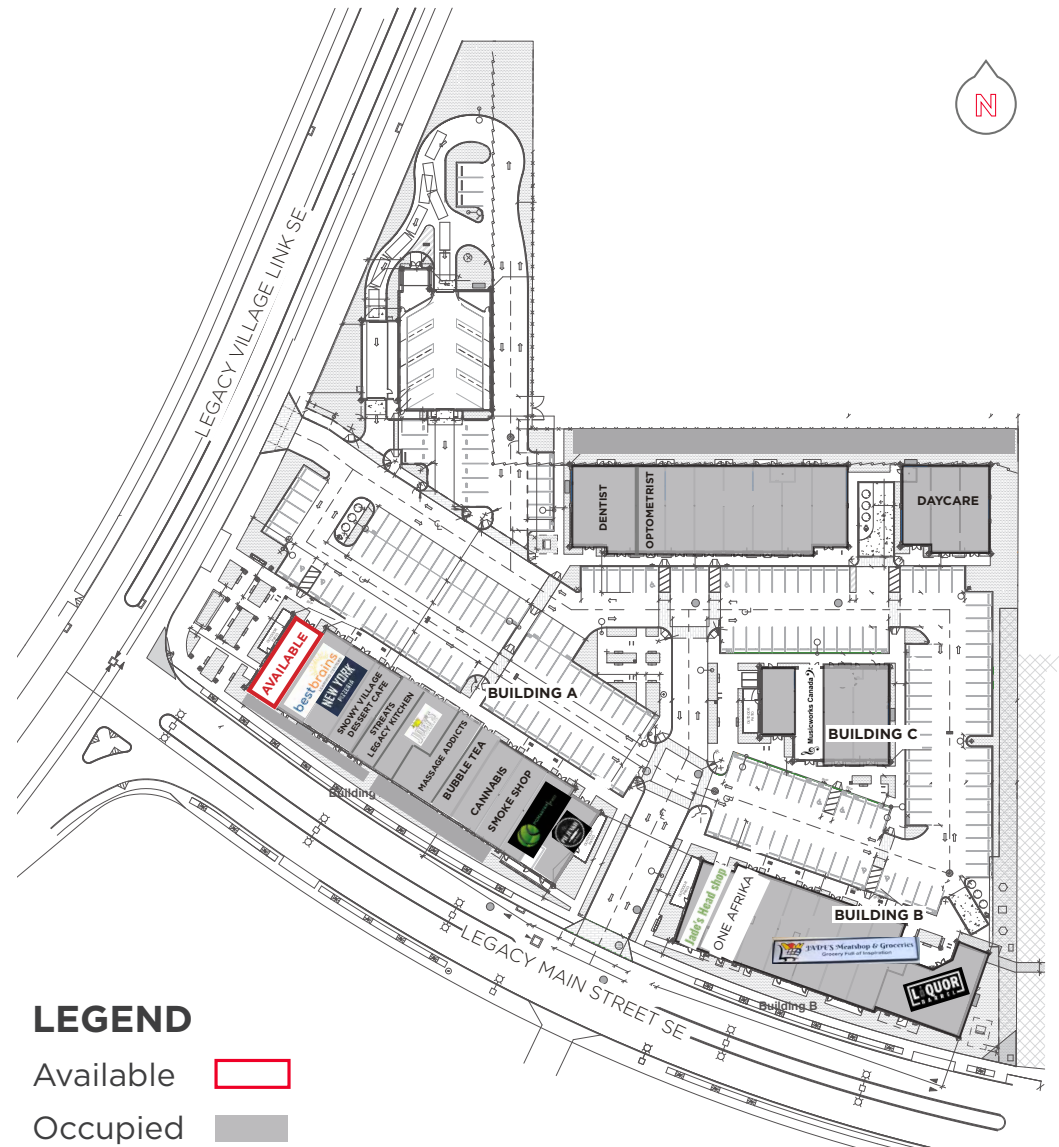
Unit 155: 1,250 SF **LEASED**

### BUILDING B

**FULLY LEASED**

### BUILDING C

**FULLY LEASED**



### LEGEND

Available 

Occupied 

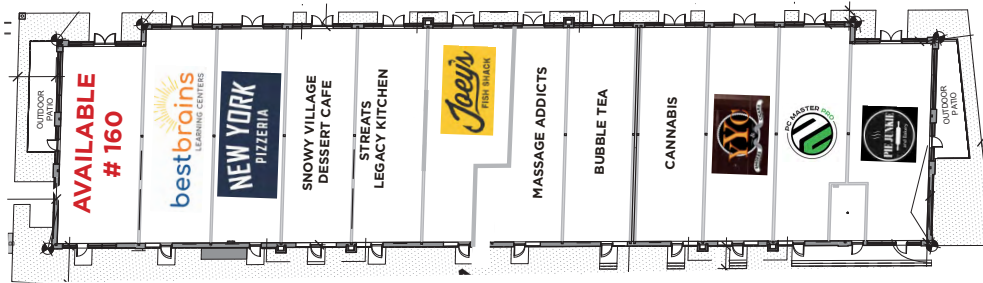
# LEGACY VILLAGE

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## FLOOR PLAN

### BUILDING A

Unit 160: 1,250 SF **AVAILABLE**



### BUILDING B **FULLY LEASED**



BUILDING A



BUILDING A



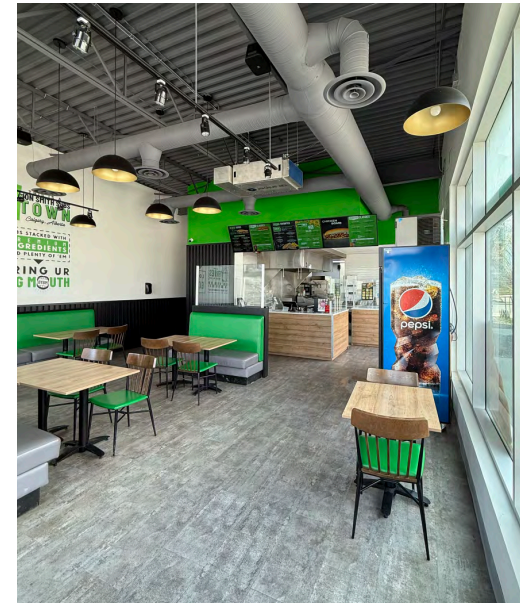
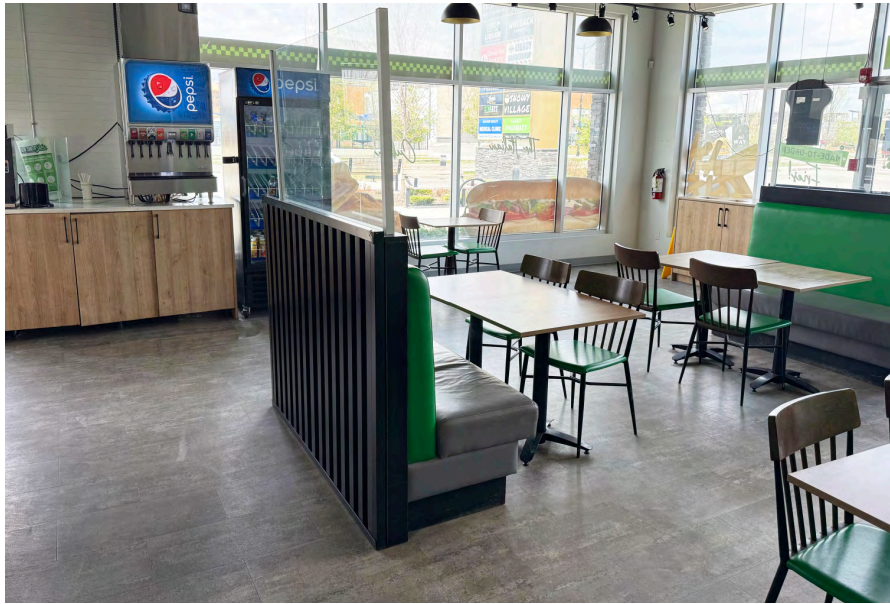
BUILDING C



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## UNIT 160

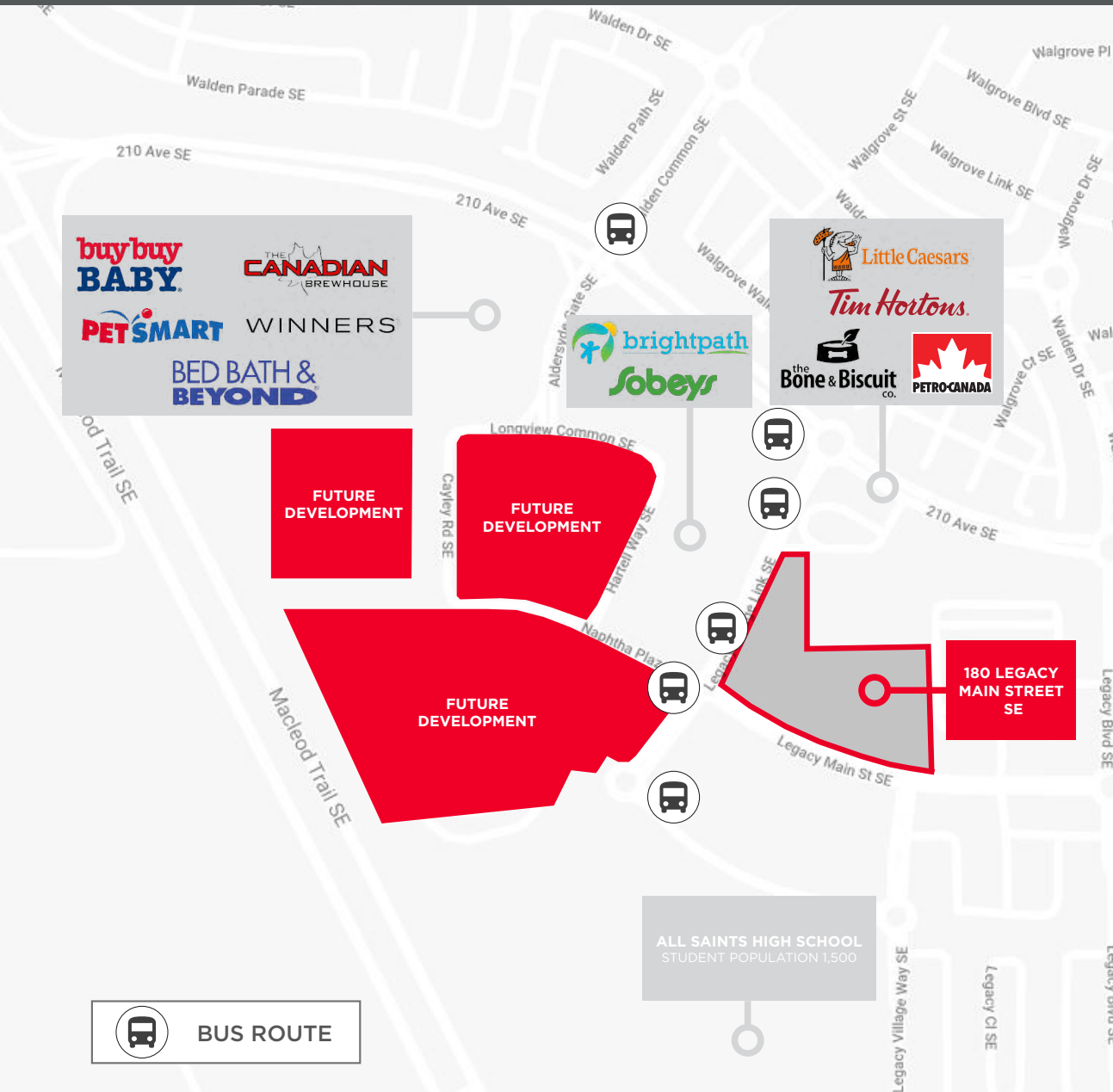




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## AMENITY MAP



## MARKET DEMOGRAPHICS



### POPULATION

60,168



### AVG. AGE

34



### TOTAL HOUSEHOLDS

20,454



### AVG. HOUSEHOLD INCOME

\$162,742



### AVG. ANNUAL HOUSEHOLD SPENDING

\$127,298



### TRAFFIC COUNT

7,000 VPD on 210 Avenue SE  
22,000 VPD on Macleod Trail

WITHIN 5KM RADIUS

Source: Pinpoint

# LEGACY VILLAGE

## 180 LEGACY MAIN STREET SE

Calgary, Alberta

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