

# Legacy Corner

1625 210 Avenue SE, Calgary, Alberta

## RETAIL SPACE AVAILABLE



## SITE INFO

- Adjacent to the new Township site, which features 400,000 sf of retail space
  - Easy access to Macleod Trail S from 210 Avenue SE
  - Parking ratio of 4.44 per 1,000 sf
  - Strong tenant mix, including Petro Canada, Tim Hortons, Bone & Biscuit and Little Caesars
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- **Space Available:** Unit 116 - 1,339 sq ft
  - **Asking Minimum Rent:** Market
  - **Additional Rent:** \$19.65 PSF (est. 2022) + Mgmt Fee

## LEASING CONTACT

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**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

# SITE PLAN AND PHOTOS



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|-----------------------------|-----------------------------|--------------------------------------|
| <b>PAD SITES</b>            | <b>BUILDING</b>             |                                      |
| #200 Tim Hortons 3,145 sf   | #104 Legacy Dental 2,195 sf | #112 Little Caesars 1,207 sf         |
| #304 Petro Canada 37,897 sf | #106 Legacy Vet 1,542 sf    | #114 Spine & Sport Wellness 1,222 sf |
| #30 Petro Car Wash          | #108 Dry Cleaner 727 sf     | #116 <b>Vacant 1,339 sf</b>          |
|                             | #110 Legacy Barber 752 sf   | #118 Bone & Biscuit 1,340 sf         |



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.