

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:** \$20.82 PSF (est. 2023) + Mgmt Fee

LEASING CONTACT

Ben Cowie Leasing Manager

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN AND PHOTOS



PAD SITES	BUILDING	
#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 Vacant 1,339 sf
	#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.