



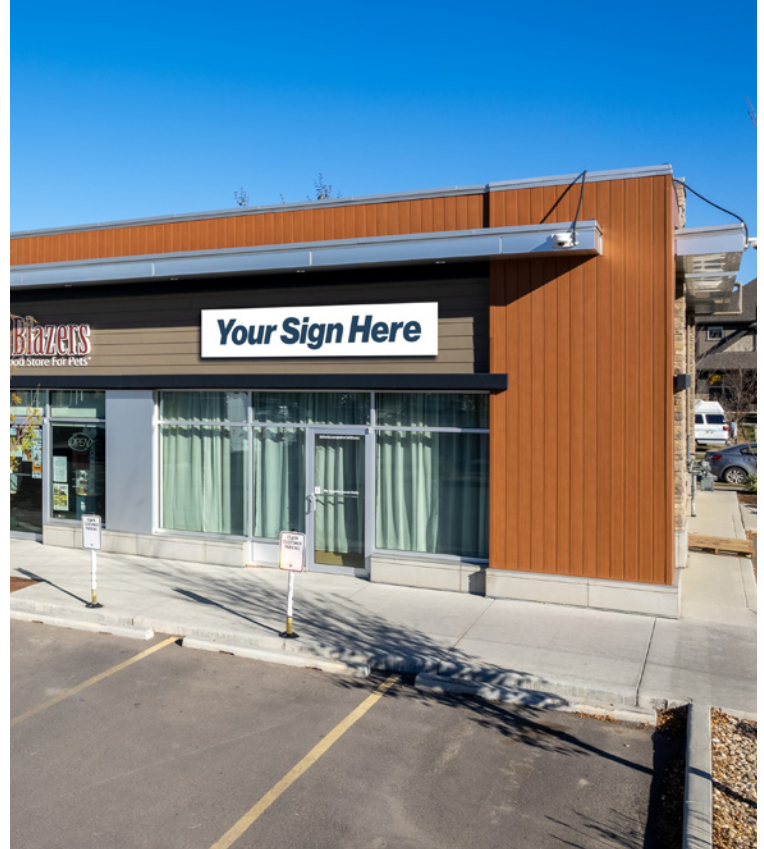
1110 47 Legacy View SE, Calgary AB

End-cap Retail Unit

PROPERTY DETAILS

Unit Size	826 SF
Net Rate	\$38.00 PSF
Op Costs	\$22.00 PSF (Est. 2026)
Remaining Term	August 31, 2029
Availability	30-days of Mutual Signed Sublease Agreement (unconditional)
Community	Legacy
Zoning	C-C1
Parking	Ample Surface

- Rare Sublease Opportunity in a 100% Leased Centre
- A brand new K-9 school 1 Block Away
- High-Visibility Position Within Legacy Village
- Established 2018-Built Shopping Centre
- Strong Mix of National & Local Tenants
- Multiple Food Vendors Driving Daily Traffic
- Essential-Service Anchored Neighbourhood Hub
- Affluent SE Community with 33,000+ Residents Within 3KM
- Ideal Entry Point into the Commercial Leasing Market
- Turnkey Size for Retail, Service, or Specialty Use



Mahmud Rahman *Principal / Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com

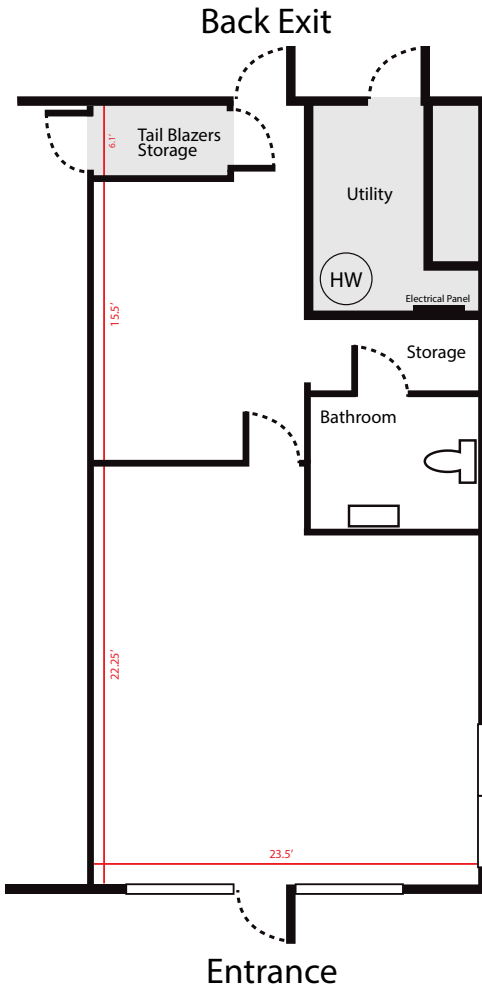
Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344
BlackstoneCommercial.com

For Sublease

1110 47 Legacy View SE | Calgary, Alberta

Legacy Village Retail Sublease



Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344
BlackstoneCommercial.com

Mahmud Rahman *Principal/Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com

For Sublease

1110 47 Legacy View SE | Calgary, Alberta
Legacy Village Retail Sublease



A & W	COBS Bread	Leading Edge Physiotherapy	Pho Hoan Pasteur	TELUS / Koodoo
ATB Financial	Diva Hair Salon & Spa	Legacy Tattoo	Pizza Hut	Thai Express
BarBurrrito	Dollarama	Leela Eco Spa	Servus Credit Union	The Mash
Big Sky Fitness	Dr. Bishop & Associates	Legacy Veterinary Clinic	Shoppers Drug Mart	The Moon Tea House
BMO	Dream Home Furniture	Liquorville	Smitty's Restaurant Test Kitchen	The Registry
Booster Juice	Edo Japan	M&M Food Market	Sobeys	Tommy Gun's
Brightpath	Fabutan / Hush Lash	Marble Slab	South Street Burger	Township Dental Wellness
Canadian Brewhouse	Flirty Bird	Mr. Puffs	Spiritleaf	Twisted Indian
Canadian Pizza Unlimited	F45 Training	OPA! of Greece	Starbucks	Wine & Beyond
Choi's Martial Arts	Iris Nails & Spa	Otium Wellness	Subway	Winners
Chopped Leaf	KFC	Petsmart	Supplement King	

All Saints High School

NEIGHBORHOOD
 Legacy

POPULATION
 3KM
 31,943

MEDIAN AGE
 35.8

HOUSEHOLD INCOME
 \$119,099

TRAFFIC COUNT
 34,000 VPD | Macleod Trail & 210 Avenue SE
 7,000 VPD | 210 Ave & Legacy Gate SE



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Unit A210
 9705 Horton Road SW
 Calgary, Alberta T2V 2X5
 P 403.214.2344

BlackstoneCommercial.com

Mahmud Rahman *Principal / Associate*
 P 403.681.8830
 E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
 P 403.519.5062
 E rwiens@blackstonecommercial.com