



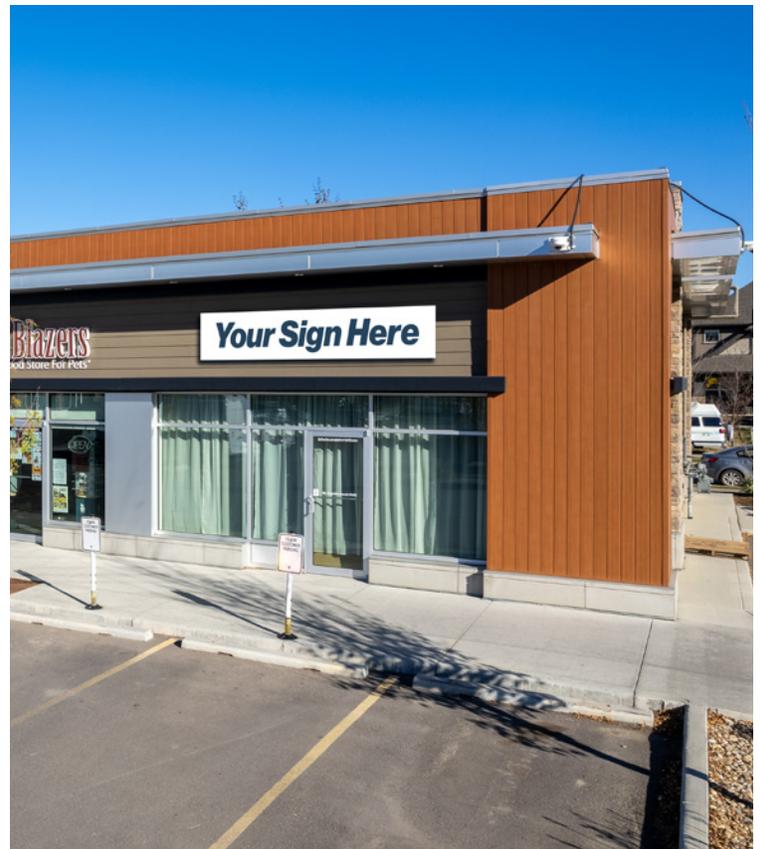
## 1110 47 Legacy View SE, Calgary AB

End-cap Retail Unit

### PROPERTY DETAILS

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

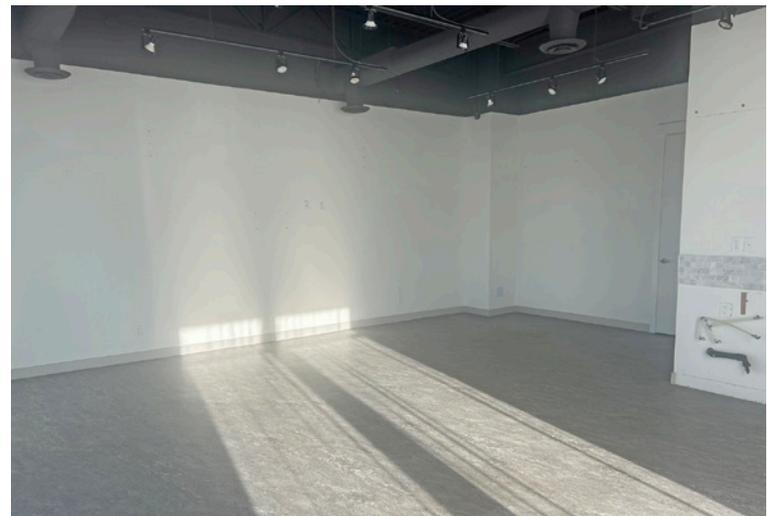
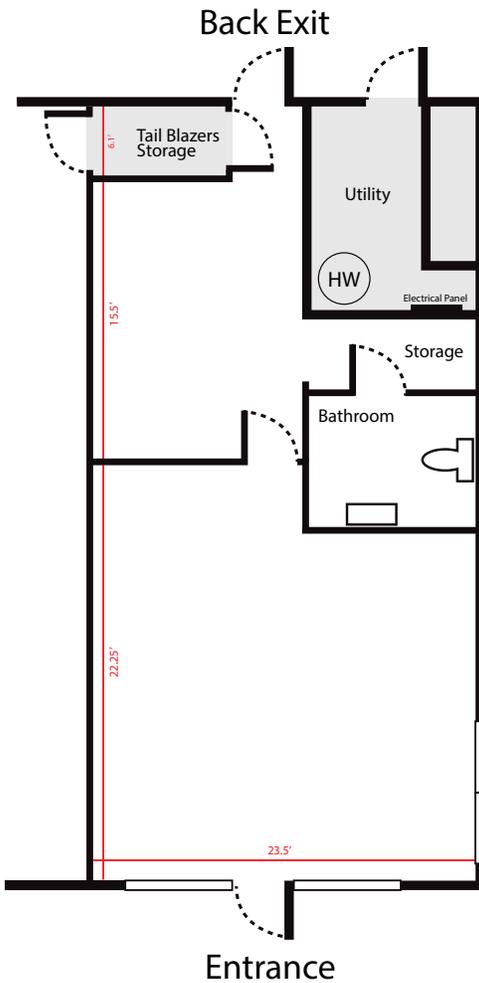
- Rare Sublease Opportunity in a 100% Leased Centre
- A brand new K-9 school 1 Block Away
- High-Visibility Position Within Legacy Village
- Established 2018-Built Shopping Centre
- Strong Mix of National & Local Tenants
- Multiple Food Vendors Driving Daily Traffic
- Essential-Service Anchored Neighbourhood 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



# For Sublease

1110 47 Legacy View SE | Calgary, Alberta

Legacy Village Retail Sublease



Unit A210  
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# 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                    |                          |

|                               |                                 |                           |                                      |  |
|-------------------------------|---------------------------------|---------------------------|--------------------------------------|--|
| <b>NEIGHBORHOOD</b><br>Legacy | <b>POPULATION 3KM</b><br>31,943 | <b>MEDIAN AGE</b><br>35.8 | <b>HOUSEHOLD INCOME</b><br>\$119,099 | <b>TRAFFIC COUNT</b><br>34,000 VPD   Macleod Trail & 210 Avenue SE<br>7,000 VPD   210 Ave & Legacy Gate SE |
|-------------------------------|---------------------------------|---------------------------|--------------------------------------|--|



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For more information, please contact one of our associates.

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