

LEGACY VILLAGE



250 LEGACY VILLAGE LINK SE

Calgary, Alberta

**LAST TWO UNITS
REMAINING
FOR LEASE**

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250 LEGACY VILLAGE LINK SE

- Positioned in the center of Legacy's new retail hub
- Shadow anchored by Sobeyes
- Quick and easy access onto Macleod Trail
- Close Proximity to All Saints High School
- Unit sizes starting around 1,200 SF

Details

Space Available

Building A:	Unit 110:	1,263-SF	LEASED
	Unit 115:	1,319-SF	LEASED
	Unit 125:	1,250-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

FULLY LEASED

Building B:	Unit 202:	1,200 SF
	Unit 203:	1,200 SF

Building C: **FULLY LEASED**

Asking Rate	Market
Additional Rate	\$16.00 (est 2024)
Available	Immediately
Zoning	C-COR2



BUILDING A



BUILDING C

SITE PLAN

N

BUILDING A

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

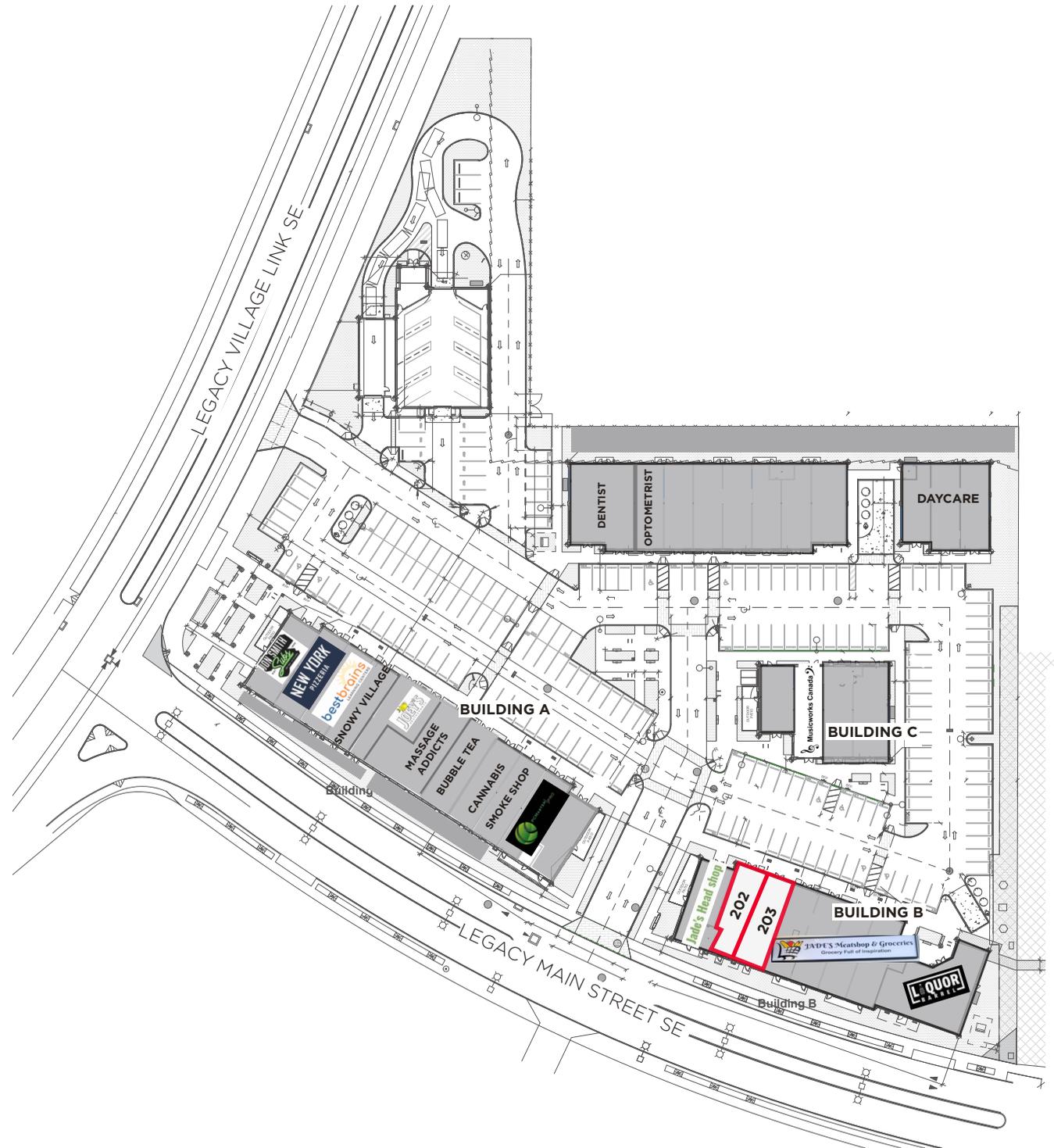
BUILDING B

Unit 202:	1,200 SF
Unit 203:	1,200 SF

BUILDING C FULLY LEASED

LEGEND

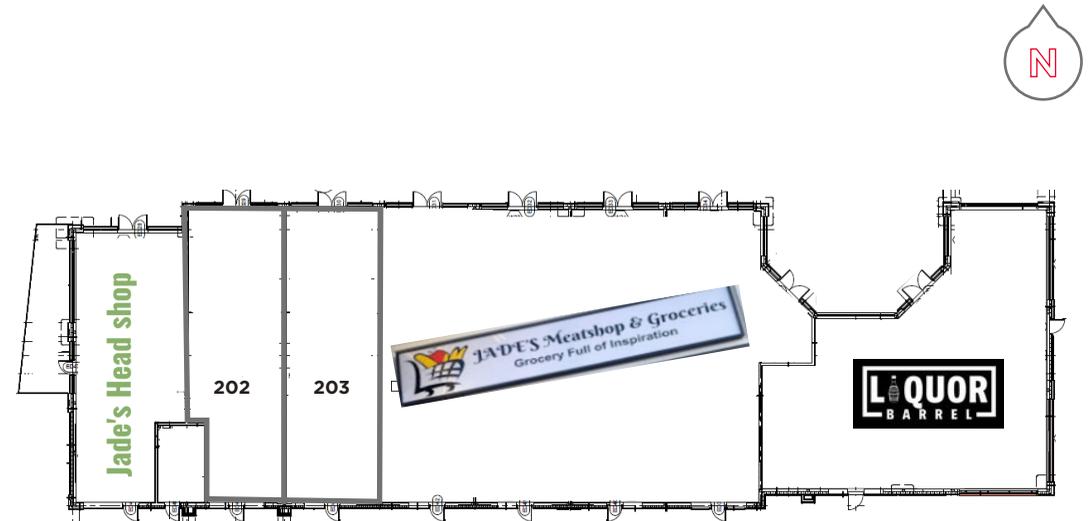
Available 
Occupied 



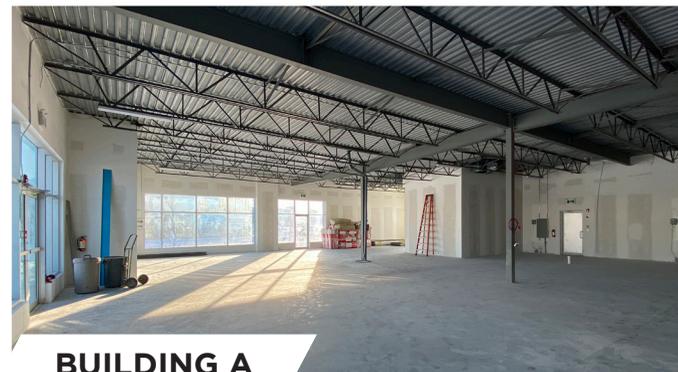
FLOOR PLAN

BUILDING A	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	Unit 202:	1,200 SF
	Unit 203:	1,200 SF



BUILDING A



BUILDING A



BUILDING C

AMENITY MAP

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ALL SAINTS HIGH SCHOOL
STUDENT POPULATION 1,500

250 LEGACY VILLAGE LINK SE

BUS ROUTE

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: Piinpoint



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