



RESTAURANT OPPORTUNITY



# TOWNSHIP

20 Longview Common SE, Calgary, Alberta

Restaurant with Patio for Lease:  
K-01 / Unit 420 - 5,133 SF  
(Patio: ~2,000 SF)

VIRTUAL TOUR

TAURUSGROUP.COM

HEATHER WIETZEL

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TAURUS  
PROPERTY GROUP



ABOUT

# CENTRE HIGHLIGHTS

Township is a vibrant shopping destination, located at Macleod Trail and 210th Avenue SE, within the growing community of Legacy.

- > With 56 retail tenants, Township offers an engaging shopping experience with a wide variety of places to eat, work out, shop and play
- > Several anchor tenants within centre including: Sobeys, Winners, Petsmart, Shoppers Drug Mart, Dollarama, Big Sky Fitness and Wine & Beyond





## ABOUT

# LOCATION HIGHLIGHTS

- > Over 115,000 people living in the primary trade area and the daytime population is over 60,000

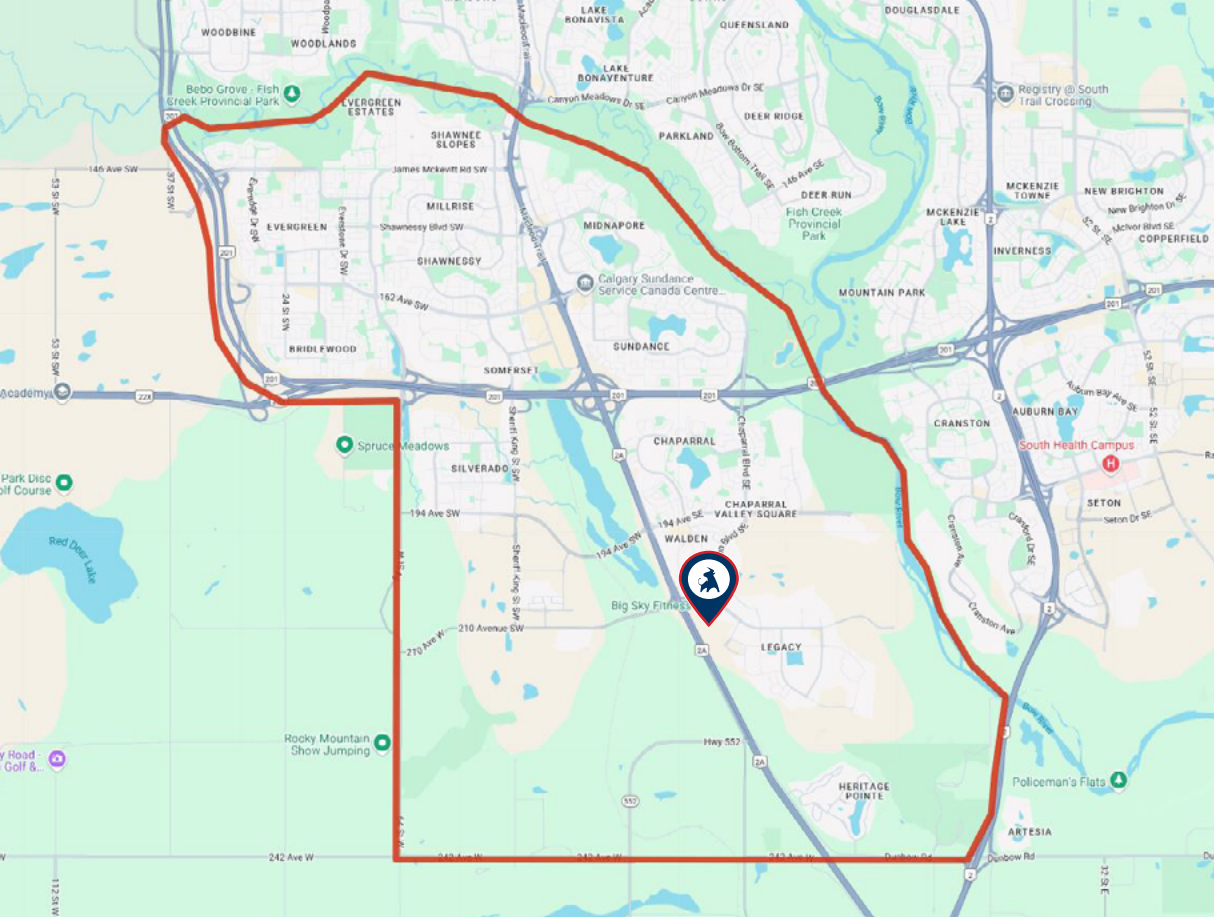
Phase II will include a line-up of exciting new retailers

- > (including a large entertainment anchor); Township Collective is under construction and will feature +600 purpose-built residential units at full build-out
- > Nearby schools include All Saints Catholic High School (1,500 students) and future Legacy K-9 school (up to 905 students)
- > Exceptional residential growth surrounds Township including the communities of Legacy, Walden, Chaparral, Wolf Willow, Silverado, Yorkville, Belmont and Pine Creek

[VIEW ON GOOGLE MAPS](#)







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary 115,305  
Calgary: 1,306,784



### DAYTIME POPULATION

Primary: 66,249



### POST-SECONDARY EDUCATION

Primary: 73.5%  
Calgary: 71.0%



### HOUSEHOLD INCOME

Primary: \$134,460  
Calgary: \$129,000





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Phase 1: 293,243 square feet

## LANDLORD

Royop (Legacy) Development Ltd.

## ZONING

Direct Control (DC)

## PARKING

Phase 1: 1,094 surface stalls  
3.8 stalls per 1,000 sq ft



## ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 7.31 PSF
Property Tax	\$ 12.81 PSF
<b>Total</b>	<b>\$ 19.98 PSF</b>

Premises Utilities	Separately Metered
Management Fee	5% of Gross Rent
Promo Fund	\$ 1.00 PSF

## CO-TENANCIES:

## YEAR BUILT

2020

## LEGAL DESCRIPTION

Plan: 1911972

Block: 38

Lot: 6



WINNERS

MARBLE SLAB CREAMERY





# SITE PLAN (FULL PROJECT)



**TOWNSHIP RETAIL PHASE II (SPRING 2027)**



**TOWNSHIP COLLECTIVE (RES - SPRING 2026)**

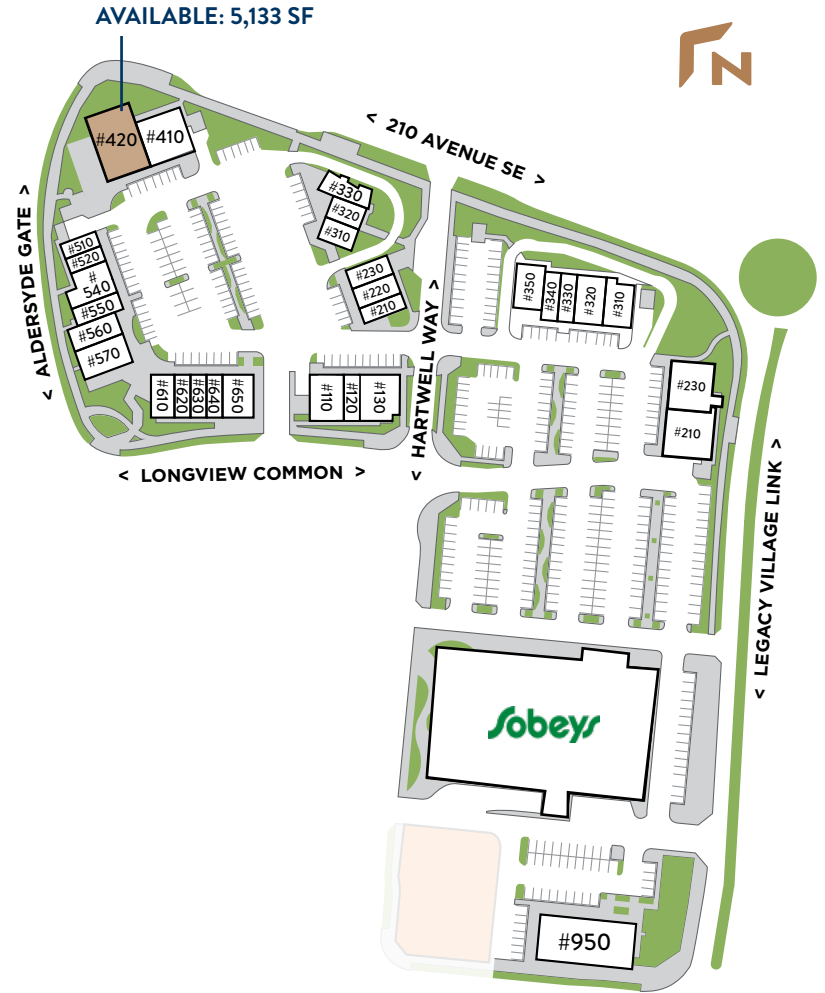
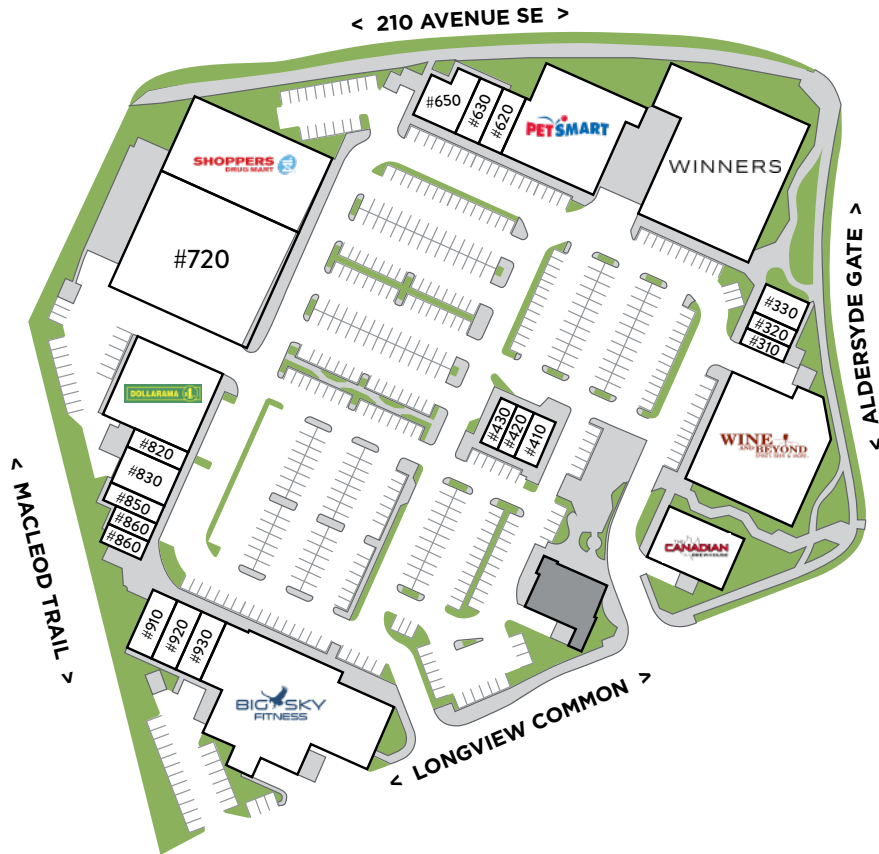


**TOWNSHIP PHASE I (COMPLETE)**





# SITE PLAN (PHASE 1 - COMPLETE)



TOWNSHIP | 80 Longview Common SE | Calgary, Alberta

#100	CANADIAN VETERINARY CLINIC	#610	PETS M A R T	#830	LEGACY VETERINARY CLINIC
#210	WINE & BEYOND	#620	Vacant 2,049 sf	#850	OPA!
#310	Tommy Gun's	#630	The Registry	#860	Pizza Hut
#320	TELUS koodo	#650	TDW	#870	Vacant 1,157 sf
#330	LEELA ECO SPA	#710	SHOPPERS	#910	loading edge
#410	SOUTH STREET BURGER	#720	Vacant 24,779 sf	#920	BIG SKY FITNESS
#420	THE MOON TEA HOUSE	#810	DOLLARAMA	#930	LIVE-FIT
#430	FURRY BIRD	#820	SUPPLEMENT KING	#950	LIVE-FIT
#500	WINNERS				

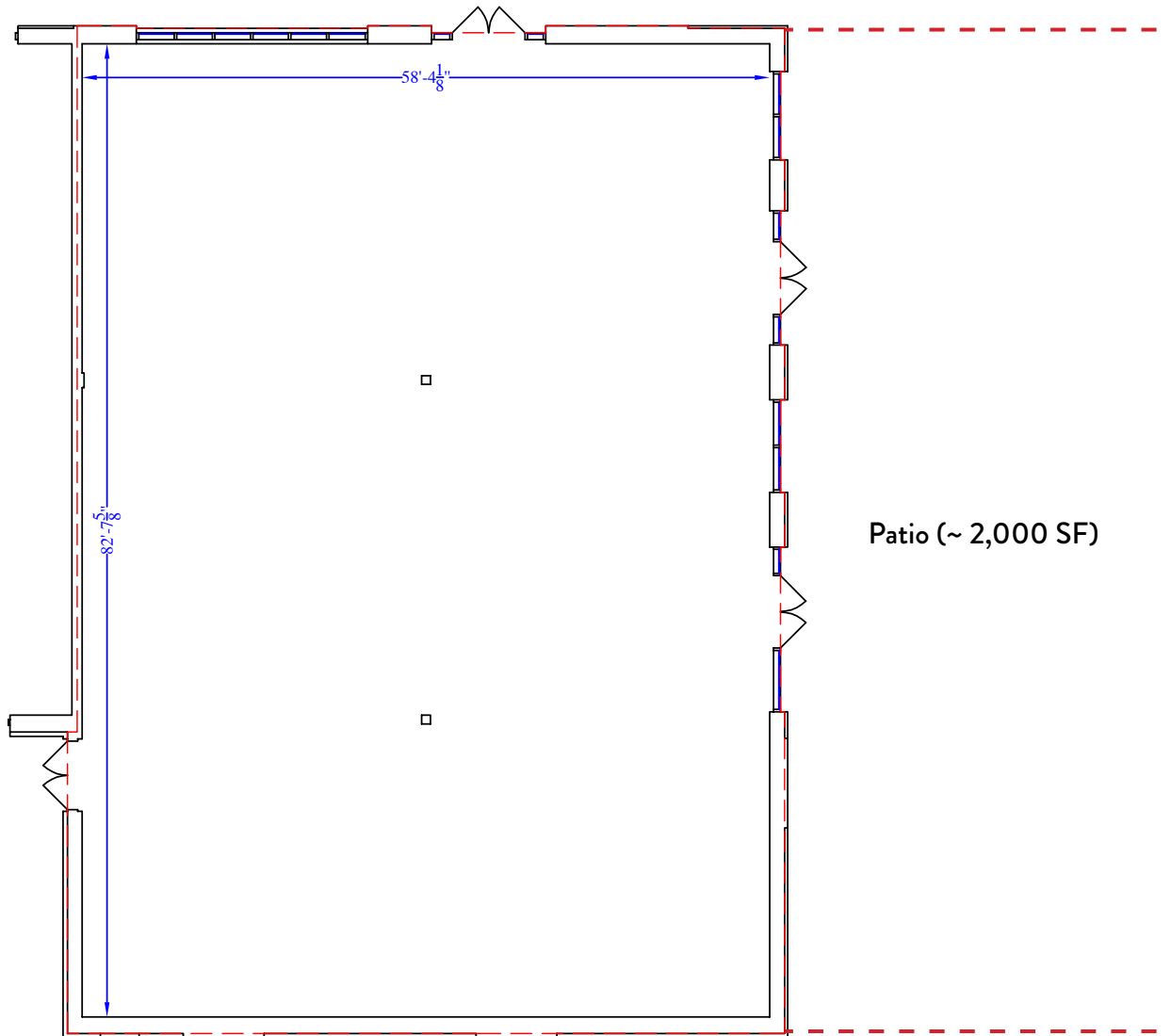
TOWNSHIP | 20 Longview Common SE | 200 Hartell Way SE | 250 Hartell Way SE | Calgary, Alberta

#110	SPIRIT LEAF	#330	STARBUCKS	#570	Smithy's	#230	Dr. Birkup & Associates
#120	barBURRITO	#410	IBMO	#610	MASH	#310	DIVA SALON SPA
#130	servus	#420	Vacant 5,126 sf	#620	LAVA	#320	Legacy Fattoo
#210	COBS BREAD	#510	MARBLE SLAB CREAMERY	#630	Mash & FABUTAN	#330	Thai Express
#220	M & M	#520	PUFF	#640	CHOPPED LEAF	#340	TWISTED INDIAN
#230	KFC	#540	PHO HOAN	#650	F & S	#350	ACW
#310	edo JAPAN	#550	otium	#100	Sobey's	#250	brightpath
#320	SUBWAY	#560	PUFFS	#210	LIQUORVILLE		



UNIT PLAN

# UNIT #420



## UNIT

K01 / 420

## RETAIL AREA

5,133 square feet

## CEILING HEIGHT

U/S of Ceiling: 15'9"

U/S of Joists: 13'1"

## POWER

400A, 120/208V

## HVAC

2 x 7.5 Tons

## WATER

1/2" line

## SEWER

4" line

## GAS

2" line

## GARBAGE

East Side of Building

## LOADING

East Side of Building

## SIGNAGE

Pylon Opportunity Available  
(double sided half panel: \$150/mo)

[VIRTUAL TOUR FOR VACANCY](#)



UNIT K-01 / 420



North Elevation



Pylon Sign - East Elevation



South Elevation



# ADDITIONAL PHOTOS



CONNECT WITH US  
**CONTACT**

GENERAL



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.