



RESTAURANT OPPORTUNITY



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

Direct: (403) 206-6046  
hwietzel@taurusgroup.com





## 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

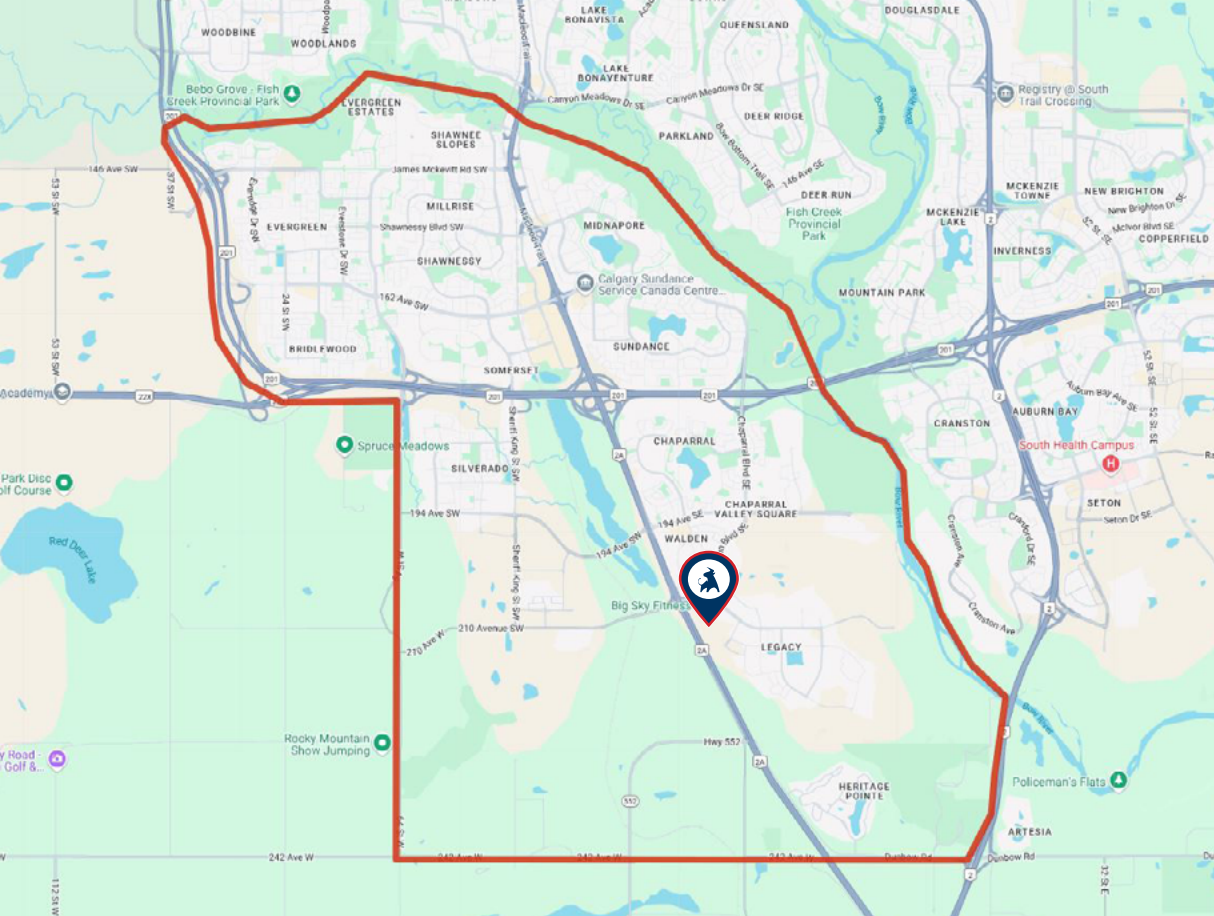
Phase II will include a line-up of exciting new retailers

- > (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
Total	\$ 19.98 PSF

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)



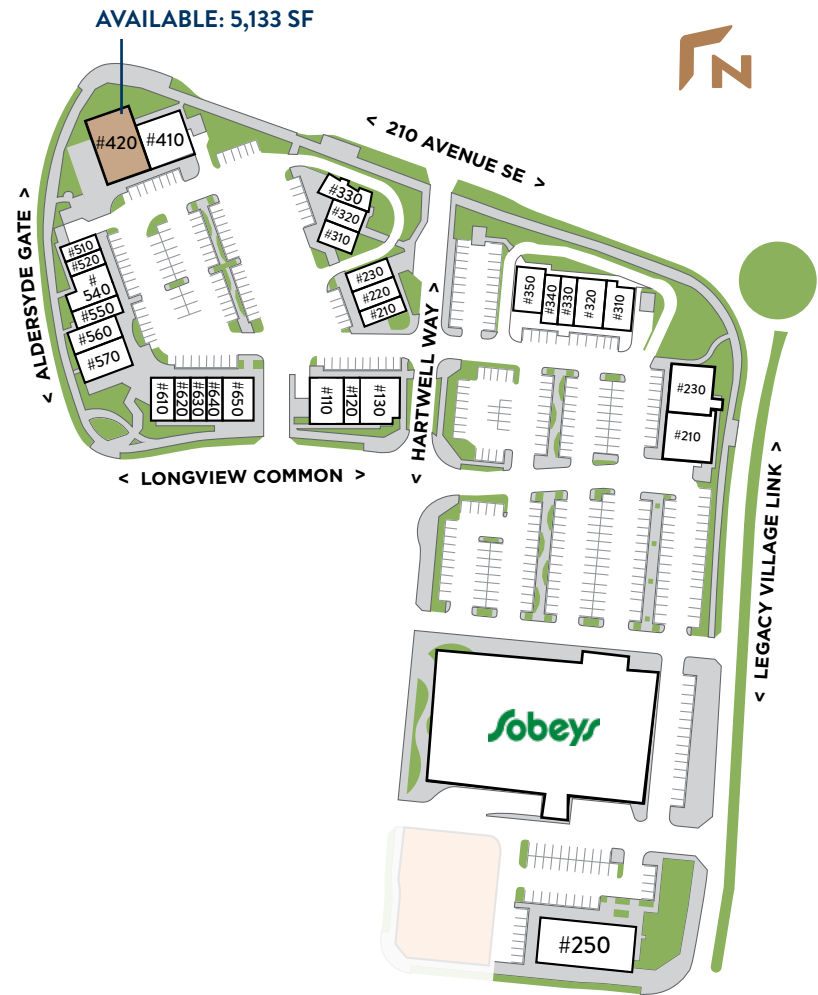
TOWNSHIP COLLECTIVE (RES - SPRING 2026)



TOWNSHIP PHASE I (COMPLETE)







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

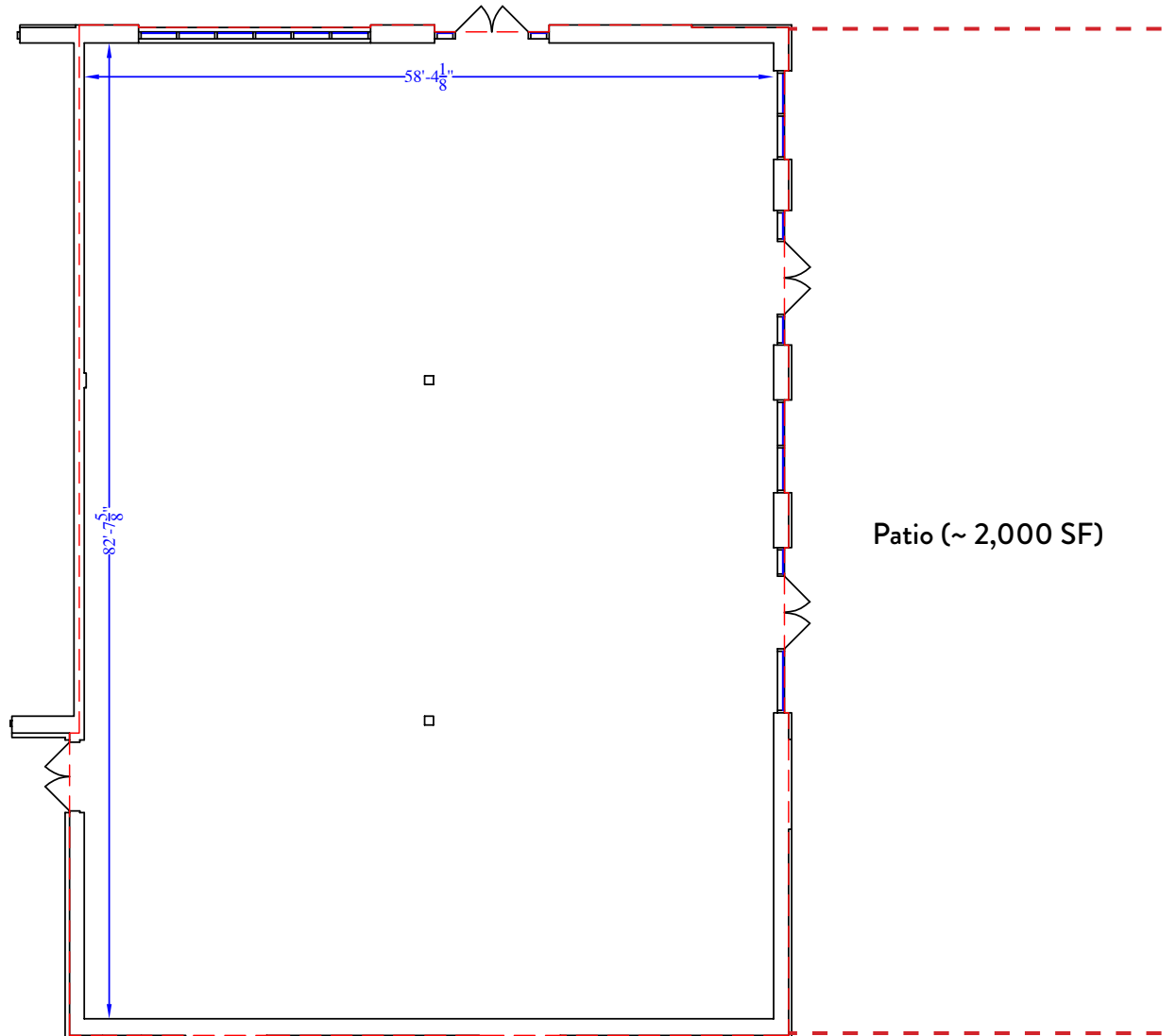
#110	 SPIRITLEAF	#230	 STARBUCKS™	#350	 Smith's Member's Mark® GROCERIES	#470	 Dr. Bishop & Associates
#120	 barBURRITO REAL MEXICAN GRILL	#240	 BANK	#360	 MASH MUSIC & ARTS CENTER	#480	 DIVA   SALON SPA
#130	 servus credit union	#250	 Vacant 5,126 sf	#370	 Legacy Fattoo	#490	 Thai Express
#210	 COBS BREAD	#260	 MARBLE SLAB CREAMERY	#380	 HighLife FABUTAN	#500	 TWISTED INDIAN FUSION STREET FOOD
#220	 M&M MILK CHOCOLATE	#270	 PHU HOAN	#390	 FAB	#510	 ACW
#230	 KFC	#280	 otium wellness	#400	 Jobery	#520	 brightpath YOUR CHANGING A TIME TO LIVE
#310	 edo japan	#290	 PUFFS	#410	 LIQUORVILLE		
#320	 SUBWAY						

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.



## 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





## ADDITIONAL PHOTOS



## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

### ABOUT THIS LISTING

#### HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)



## 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.