



RETAIL SPACE FOR LEASE



Macleod Trail & 210 Avenue SE, Calgary, Alberta

**PHASE I (Complete):**

Unit 420: 5,133 SF (with +/- 2,000 SF Patio)

Unit 720: 24,779 SF

[VIRTUAL TOUR](#)

**PHASE II (Spring 2027):**

Retail Availability: +/- 1,000 - 25,500 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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## 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



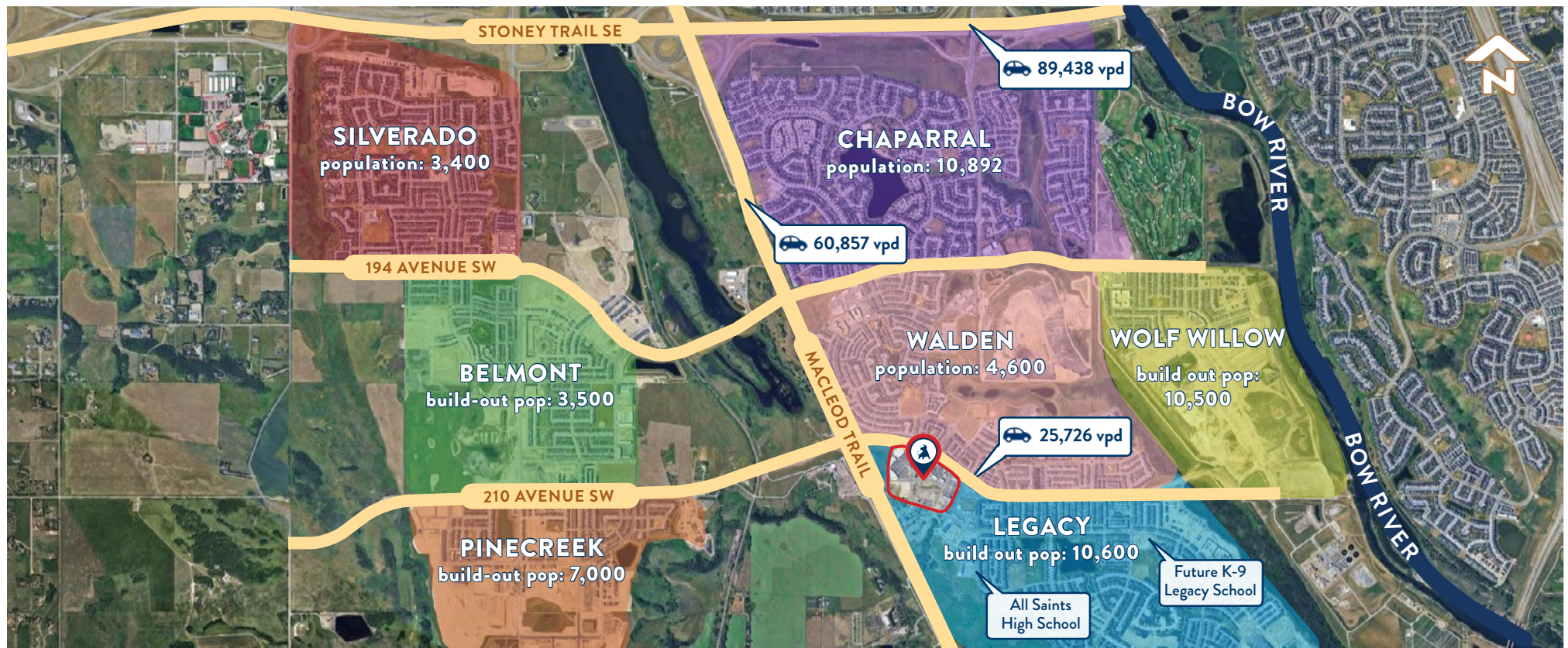


## ABOUT

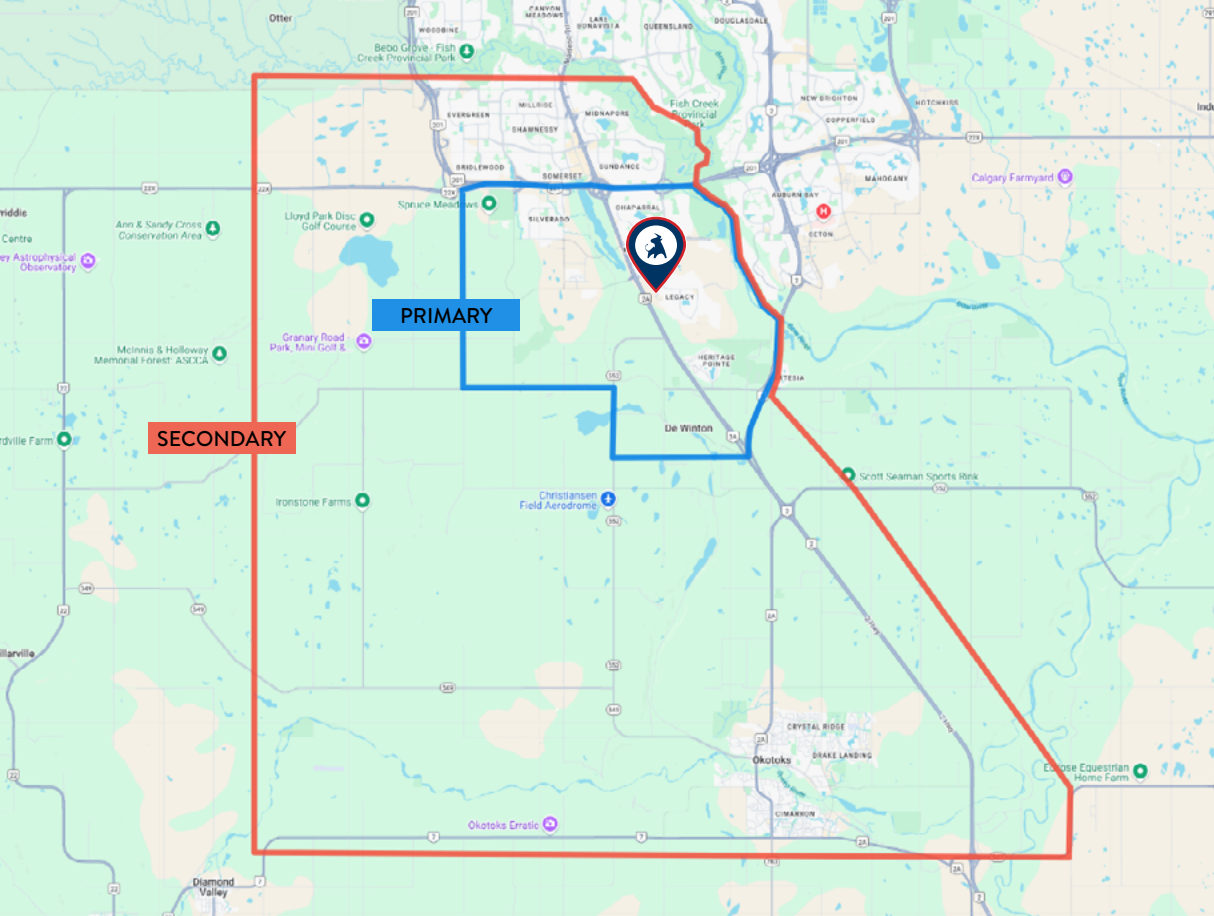
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Services over 150,000 people - includes immediately adjacent communities and those who drive in from Somerset, Midnapore, Alpine Park and De Winton
- 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







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	42,958
Secondary:	150,630
Calgary:	1,306,784



### DAYTIME POPULATION

Primary:	26,419
Secondary:	107,767



### POST-SECONDARY EDUCATION

Primary:	75.4%
Secondary:	72.3 %
Calgary:	71.0%



### HOUSEHOLD INCOME

Primary:	\$150,405
Secondary:	\$138,442
Calgary:	\$129,000





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Phase I: 293,243 square feet

Phase II: 85,600 square feet

## LANDLORD

Royop (Legacy) Development Ltd.

## ZONING

Direct Control (DC)

## PARKING

Phase I: 1,094 surface stalls

Phase II: 362 surface stalls

## YEAR BUILT

Phase I: Completed 2020

Phase II: Completion Spring 2027



## CO-TENANCIES:



WINNERS

MARBLE SLAB CREAMERY





# SITE PLAN (FULL PROJECT)



TOWNSHIP RETAIL PHASE II (SPRING 2027)



TOWNSHIP COLLECTIVE RESIDENTIAL PHASE I  
(OPENING EARLY 2026)



TOWNSHIP PHASE I (COMPLETE)



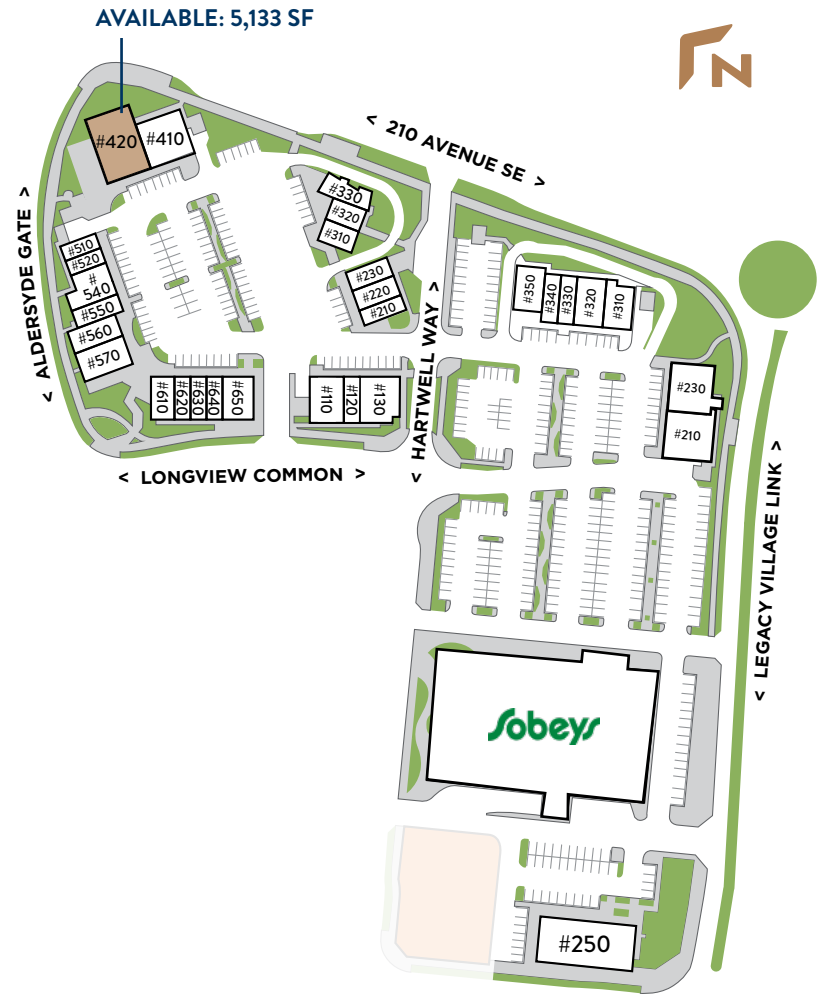


# SITE PLAN (PHASE I - COMPLETE)



TOWNSHIP | 80 Longview Common SE | Calgary, Alberta

#100	CANADIAN	#610	PETSMART	#830	LEGACY VETERINARY CLINIC
#210	WINE & BEYOND	#620	LEASED	#850	OPA!
#310	Tommy Gun's	#630	The Registry	#860	Pizza Hut
#320	TELUS koodo	#650	TDW	#870	Buster's Juice
#330	LEELA	#710	SHOPPERS DRUG MART	#910	loading edge
#410	SOUTH STREET BURGER	#720	VACANT 24,779 SF	#920	BIG SKY FITNESS
#420	THE MOON TEA HOUSE	#810	DOLLARAMA	#930	
#430	FURTY BIRD	#820	SUPPLEMENT KING	#950	LIVE-FIT
#500	WINNERS				



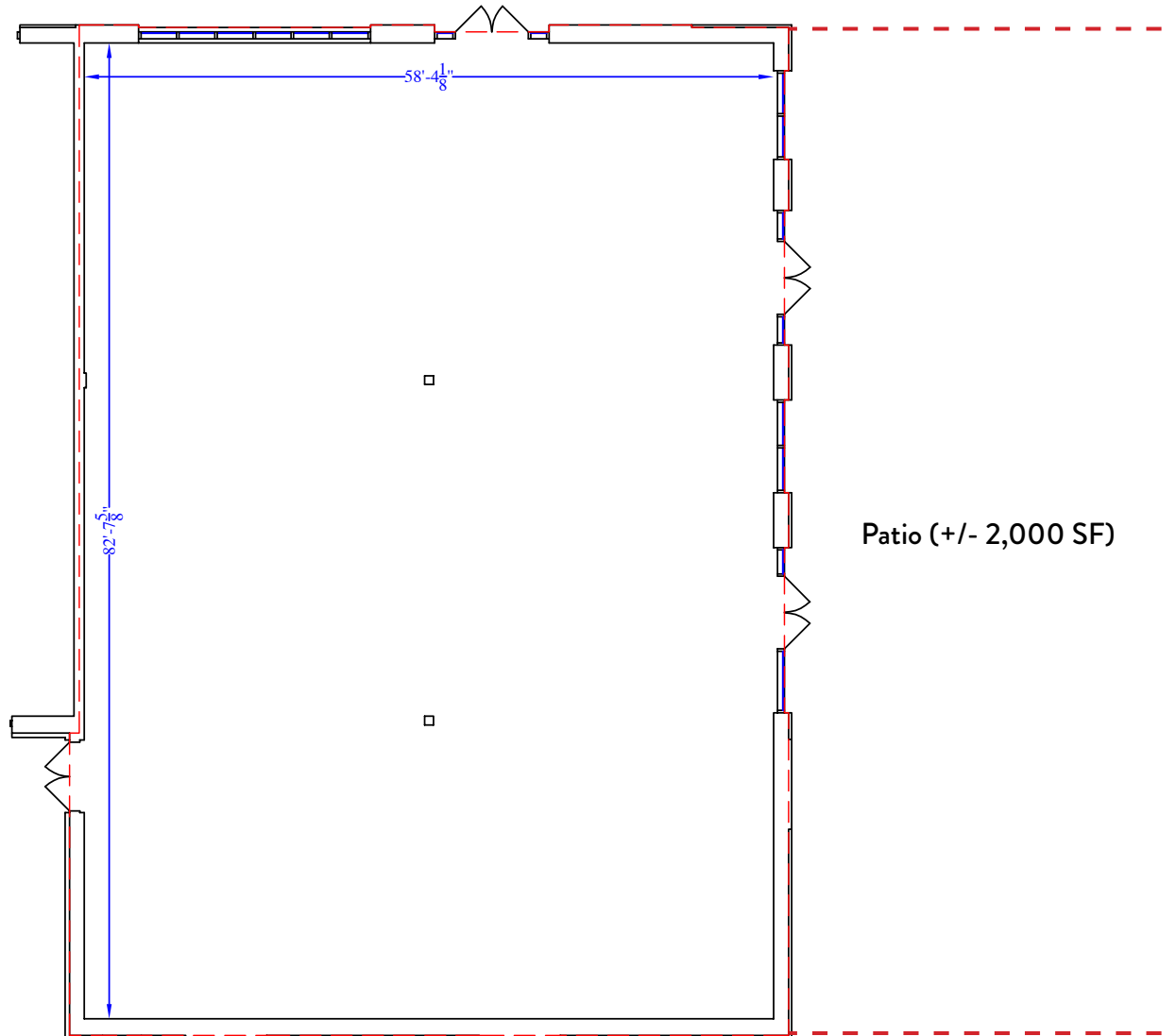
TOWNSHIP | 20 Longview Common SE | 200 Hartell Way SE | 250 Hartell Way SE | Calgary, Alberta

#110	SPIRITLEAF	#330	STARBUCKS	#570	Smith's	#230	Dr. Richard's Associates
#120	barBURRITO	#410	BARBO	#610	MASH	#310	DIVA SALON SPA
#130	servus	#420	VACANT 5,133 SF	#620		#320	Legacy Fattos
#210	COBS BREAD	#510	HARLE SLAB CREAMERY	#630	Highway FABUTAN	#330	Thai Express
#220	M&M	#520		#640	CHOPPED LEAF	#340	TWISTED Indian
#230	KFC	#540	PHO HOAN	#650	F&S	#350	AEW
#310	edo	#550	otium	#100	Sobeys	#250	brightpath
#320	SUBWAY	#560	PUFFS	#210	LIQUORVILLE		



## UNIT PLAN

# UNIT #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)

### ADDITIONAL RENT (2025)

Operating Cost: \$ 7.17 PSF

Property Tax: \$ 12.81 PSF

Total: \$ 19.98 PSF

Premises Utilities: Separately Metered

Management Fee: 5% Gross Rent

Promo Fund: \$1.00 PSF

[VIRTUAL TOUR FOR VACANCY](#)



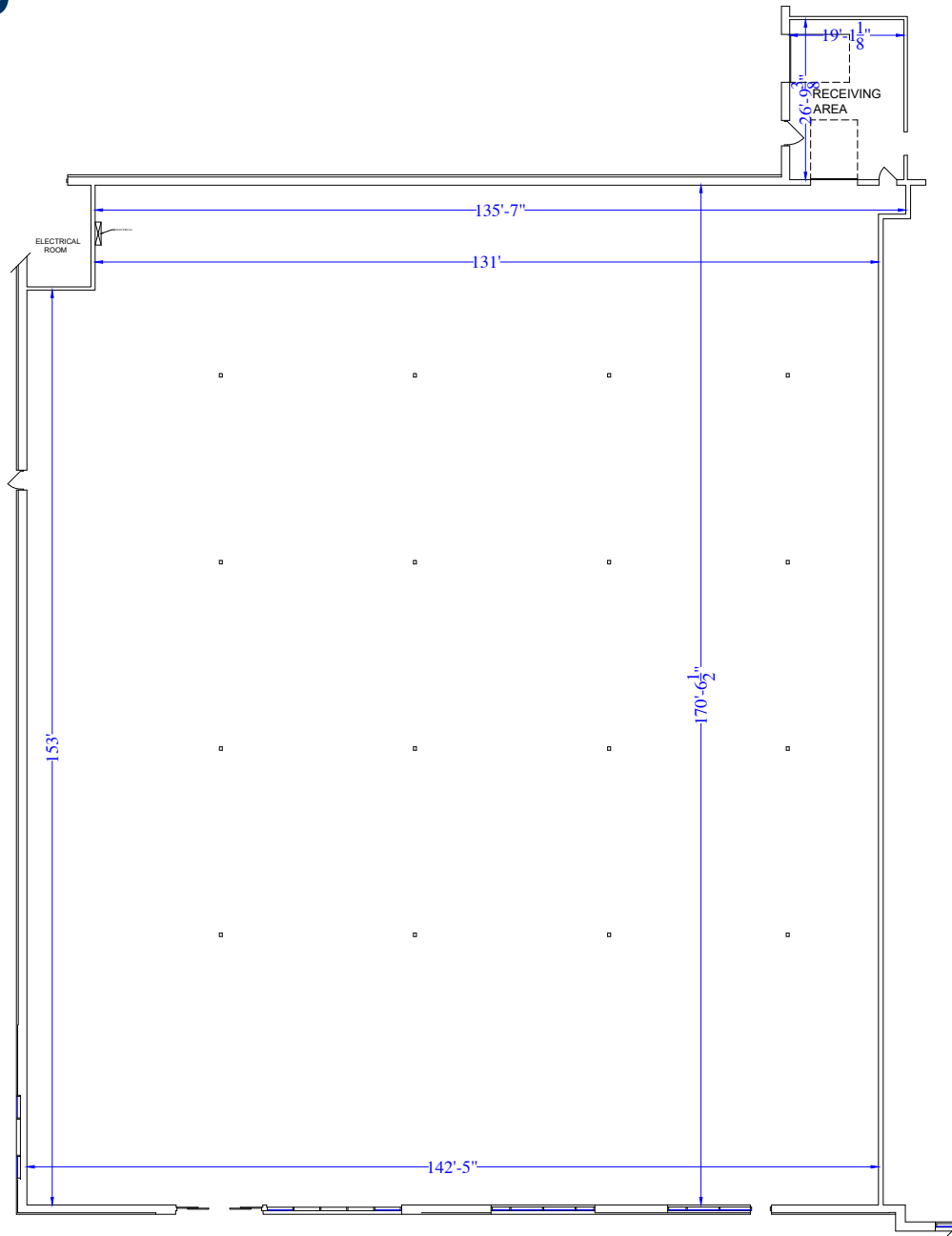
## UNIT 420





UNIT PLAN

# UNIT #720



## RETAIL AREA

24,779 square feet

## CEILING HEIGHT

U/S of Ceiling: 21' 6"

U/S of Joists: 19' 2"

## UNIT 720

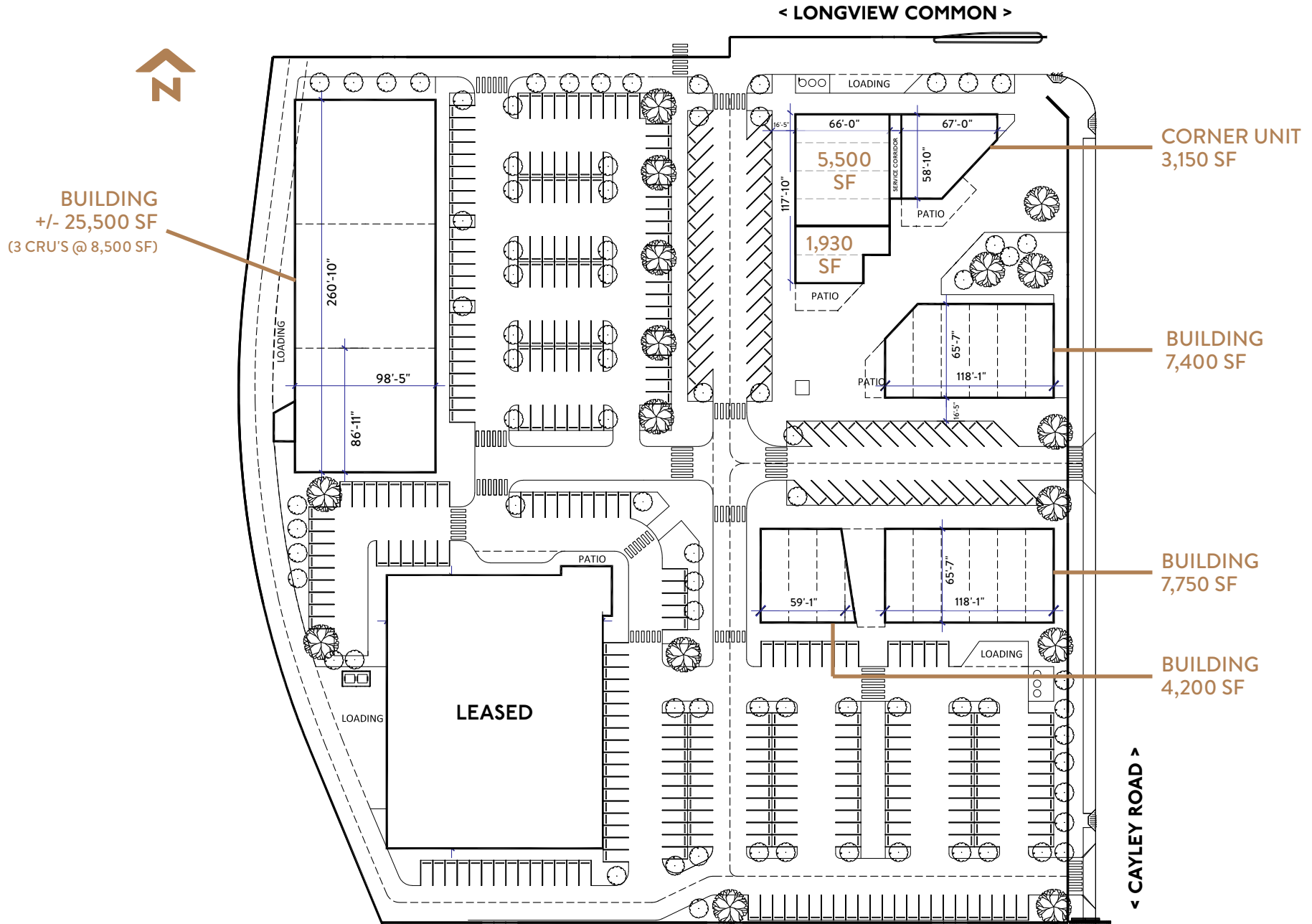




## ADDITIONAL PHOTOS - PHASE I



# SITE PLAN (PHASE II - SPRING 2027)





## 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.