

Available immediately  
for fixturing

1,176 sf

Unit 3155



## RETAIL SPACE IN ROYAL VISTA FOR LEASE

### Royal Vista Landing Building C

2 Royal Vista Link NW, Calgary

» Corner location with outstanding visibility from  
112 Avenue NW and Royal Vista Link NW.



**Myles Scheske**, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com

**Andrew Sherbut**, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





#### ROYAL OAK SHOPPING CENTRE



#### ROYAL OAK PARK CENTRE



#### 112 Avenue NW

#### NORTHWEST AUTO MALL

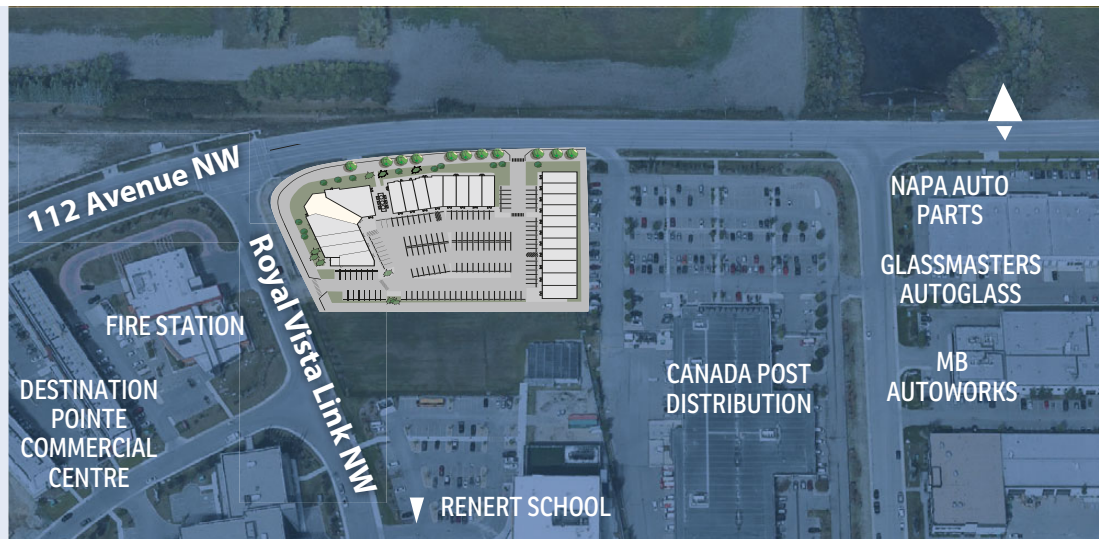


ROYAL  
OAK

ROYAL VISTA

CITADEL

- » Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.
- » Abundant parking and two points of access.
- » Occupies the same block as Renert School – ranked #1 elementary school in Alberta by Fraser Institute Report.



## Area Demographics (5 km radius)



### Population

133,647  
2024

138,959 ▲18.3%  
2029



### Average Household income

\$161,838  
2024

\$182,932 ▲10.9%  
2029



### Median Age

40.2  
2024

40.4  
2029



### Current Consumption / Person



\$18,321  
FOOD



\$6,614  
HEALTH CARE



\$6,314  
RECREATION



\$2,600  
PERSONAL CARE



\$4,495  
LIQUOR/TOBACCO



# Royal Vista Landing

3 buildings  
44,081 sf (total)  
143 parking stalls

112 Avenue NW

Subject - Bldg. C

Royal Vista Link NW



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

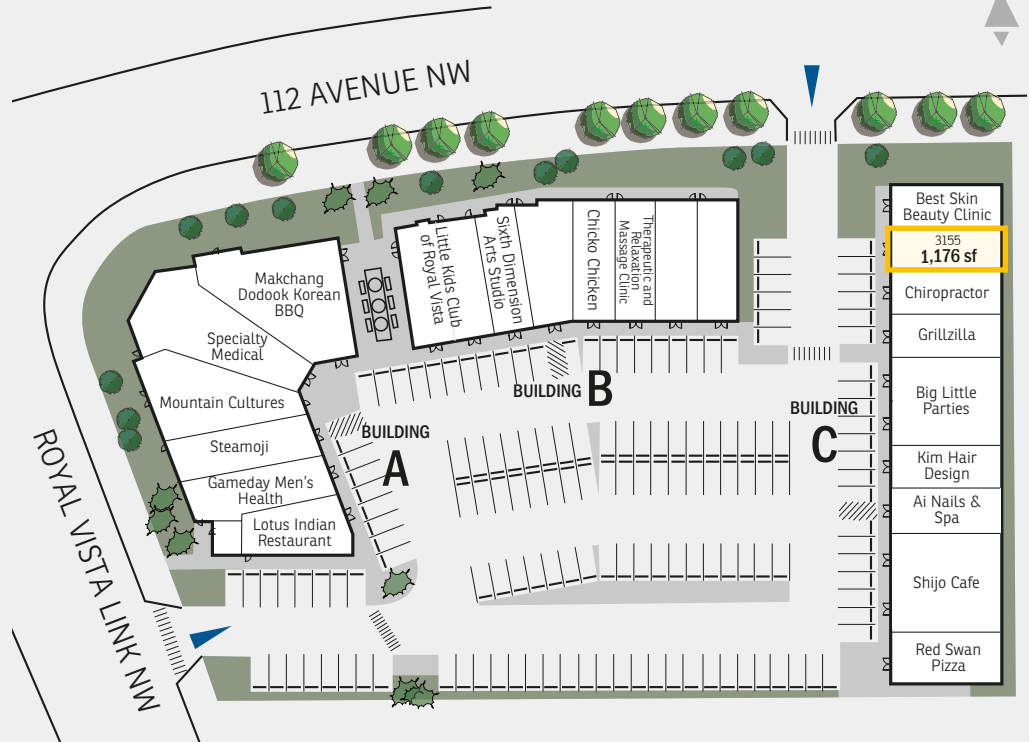
AVAILABLE FOR LEASE:

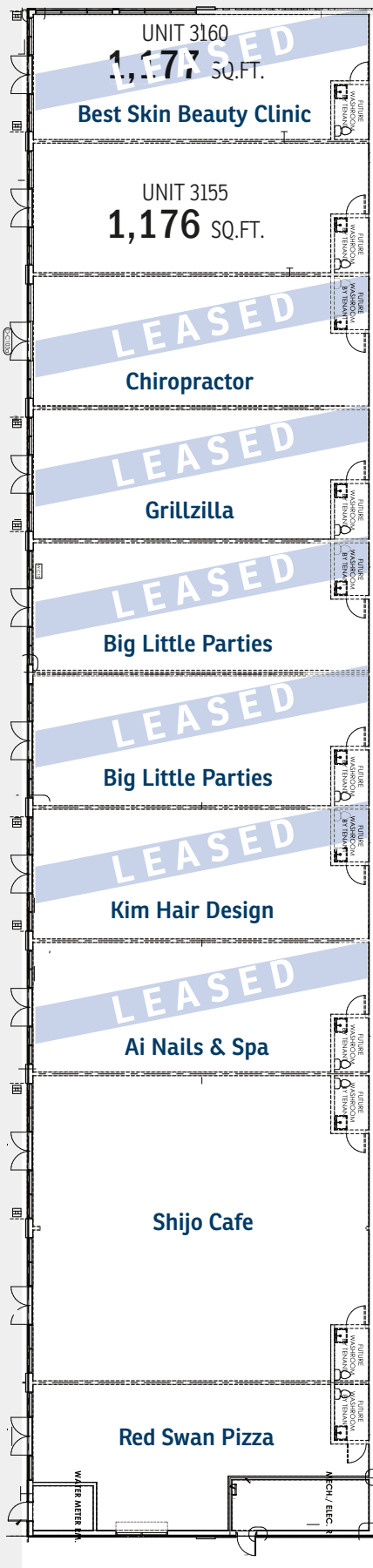
BUILDING **C** :  
» Unit 3155 – 1,176 sq. ft.

AVAILABILITY:  
Available immediately for fixturing

OP. COSTS AND TAXES:  
\$15.00 per sq. ft. (est.)

NET RENT: Market





## PERMITTED USES

- Catering Service – Minor
- Computer Games Facility
- Convenience Food Store
- Counselling Service
- Financial Institution
- Information and Service Provider
- Library
- Instructional Facility
- Office

## DISCRETIONARY USES

- Cannabis Counselling
- Child Care Service
- Conference and Event Facility
- Drinking Establishment – Small
- Drive Through
- Fitness Centre
- Gas Bar
- Health Services Laboratory – With Clients
- Hotel
- Indoor Recreation Facility
- Medical Clinic
- Motion Picture Production Facility
- Outdoor Café
- Parking Lot – Grade
- Parking Lot – Structure
- Payday Loan
- Post-secondary Learning Institution
- Power Generation Facility – Medium
- Printing, Publishing and Distributing
- Restaurant: Food Service Only – Small
- Restaurant: Licensed – Small
- Retail and Consumer Service
- Self Storage Facility
- Sign – Class C
- Sign – Class E
- Sign – Class F
- Sign – Class G
- Special Function – Class 2
- Specialty Food Store
- Take Out Food Service
- Utility Building
- Vehicle Rental – Minor and
- Wind Energy Conversion System – Type 1

- Power Generation Facility – Small
- Print Centre
- Protective and Emergency Service
- Radio and Television Studio
- Specialized Industrial
- Place of Worship – Small
- School Authority – School
- School – Private
- School Authority Purpose – Minor
- School Authority Purpose – Major
- Service Organization
- Social Organization.

- Auto Service – Minor
- Accessory Food Service
- Accessory Liquor Service
- Amusement Arcade
- Billiard Parlour
- Brewery, Winery and Distillery
- Cannabis Facility
- Cannabis Store
- Catering Service – Major
- Columbarium
- Community Recreation Facility
- Crematorium
- Dinner Theatre
- Distribution Centre
- Drinking Establishment – Medium
- Drinking Establishment – Large
- Food Production
- Funeral Home
- General Industrial – Light
- Health Services Laboratory – Without Clients
- Kennel
- Library
- Liquor Store
- Museum
- Pawn Shop
- Performing Arts Centre
- Pet Care Service
- Place of Worship – Medium
- Place of Worship – Large
- Restaurant: Food Service Only
- Restaurant: Licensed
- Seasonal Sales Area
- Veterinary Clinic.

*The following uses are discretionary uses in the Industrial – Business District if they are located within a building containing at least one use listed under Permitted Uses:*

- Brewery, Winery and Distillery
- Drinking Establishment – Medium
- Restaurant: Food Service Only – Medium
- Restaurant: Licensed – Medium.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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