

Available immediately for fixturing

1,162 sf – 2,342 sf



RETAIL SPACE IN ROYAL VISTA FOR LEASE

Royal Vista Landing Building B

2 Royal Vista Link NW, Calgary

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



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

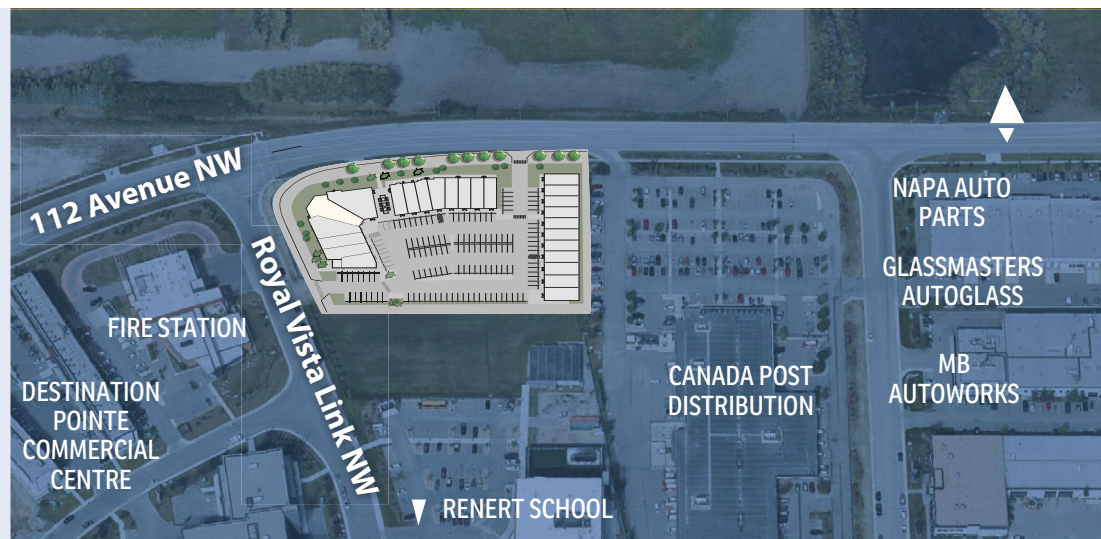


ROYAL
OAK

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. B

Royal Vista Link NW



LEASE INFORMATION

MUNICIPAL ADDRESS:

2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

AVAILABLE FOR LEASE:

BUILDING **B**:

- » Unit 2140 – 1,432 sq. ft.
- » Unit 2170 – 1,180 sq. ft. **C/L**
- » Unit 2180 – 1,162 sq. ft. **C/L** 2,342 sf
- » Unit 2130 – 1,164 sq. ft. **LEASED**
- » Unit 2150 – 1,180 sq. ft. **LEASED**
- » Unit 2160 – 1,180 sq. ft. **LEASED**

BUILDING **A**:

- » Unit 1120 – 1,511.25 sq. ft. **LEASED**

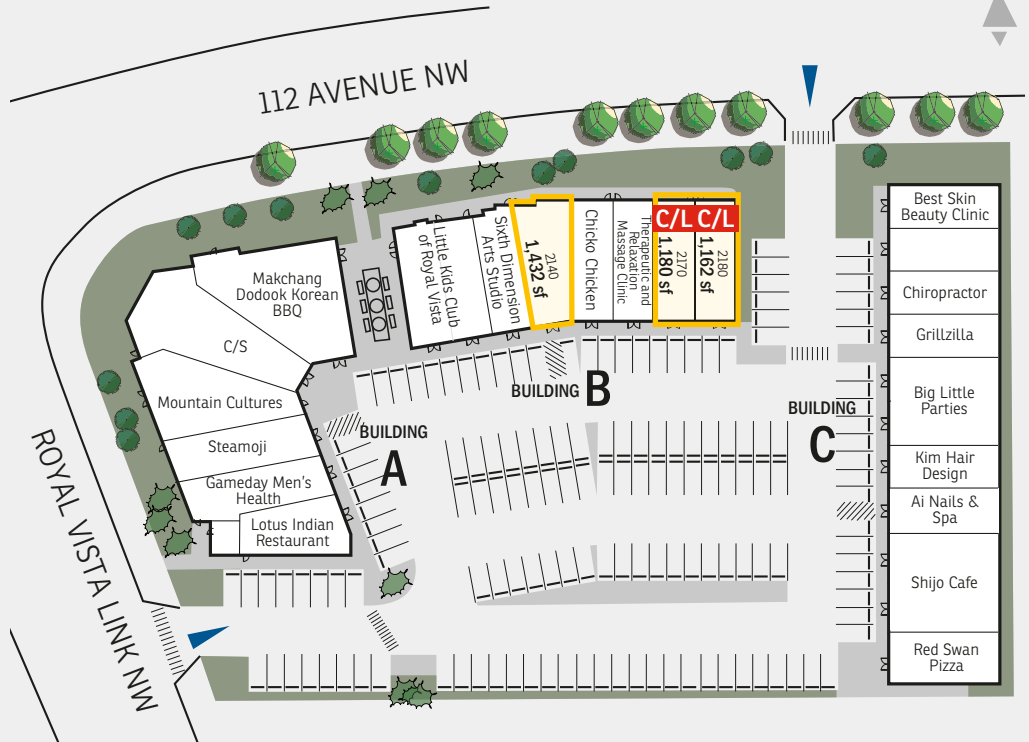
AVAILABILITY:

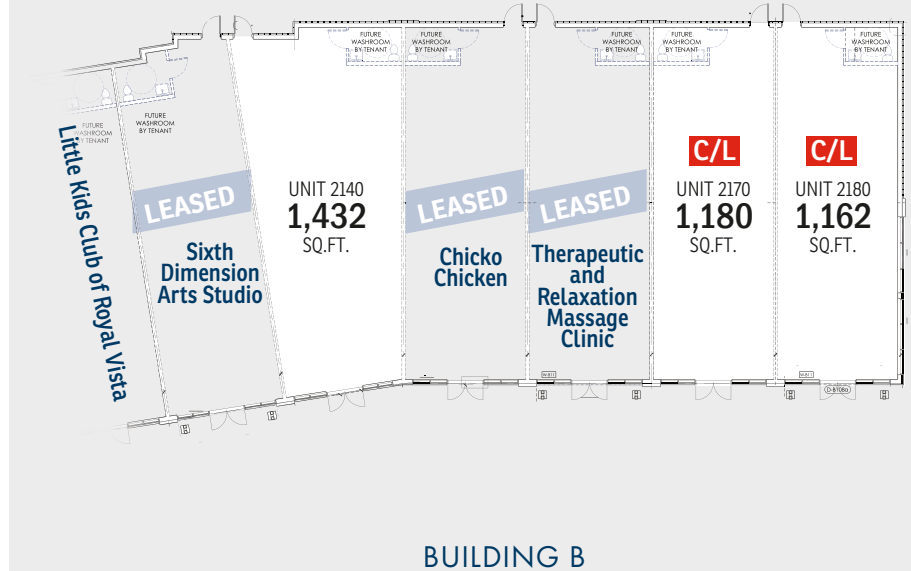
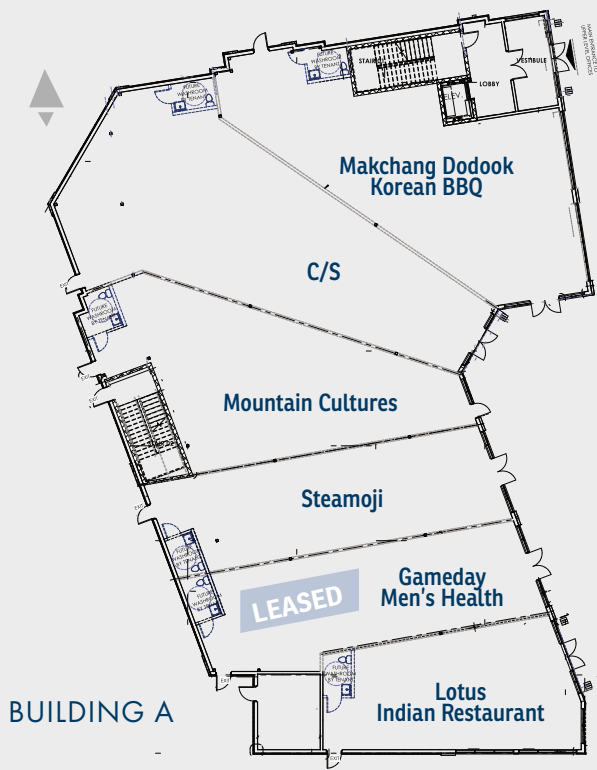
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OP. COSTS AND TAXES:

\$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
- 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.

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
- 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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