RETAIL CONDOMINIUM IN ROYAL VISTA FOR SALE

Royal Vista Landing

2 Royal Vista Link NW, Calgary

ONLY 1 UNIT LEFT

- Surrounded by growing vibrant and healthy NW communities.
- Area is home of big box retailers (Walmart, Sobeys, London Drugs and many more) and NW Automall.
- Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.

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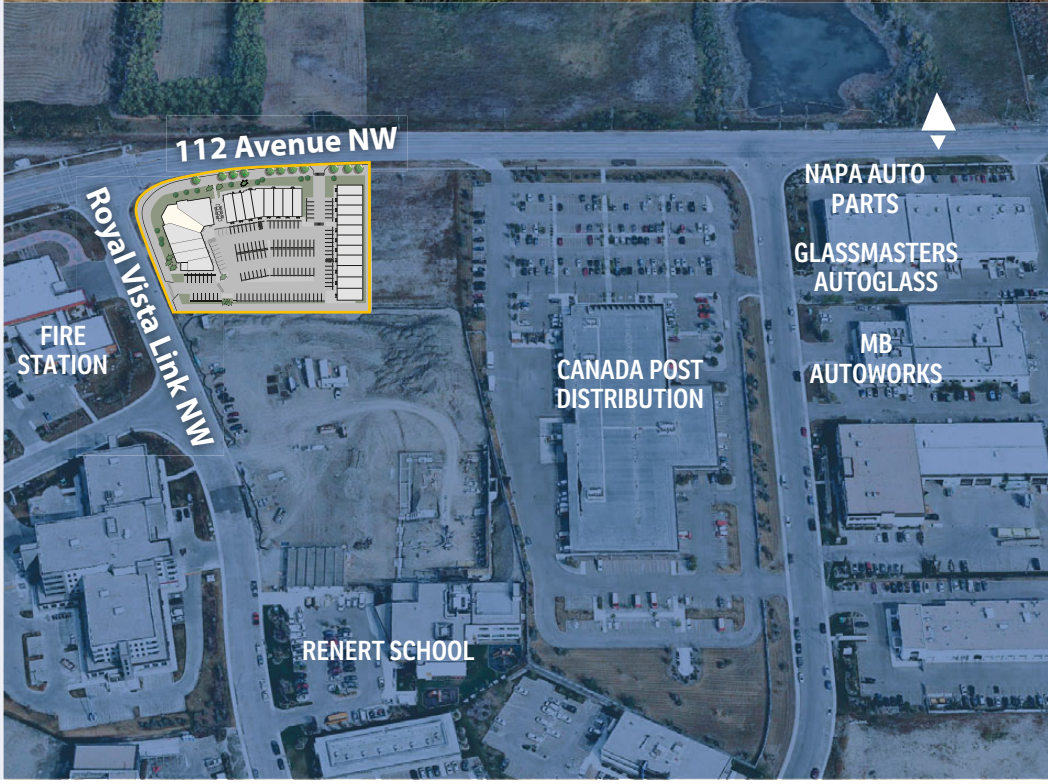
- Surrounded by growing vibrant and healthy NW communities.
- Area is home of big box retailers (Walmart, Sobeys, London Drugs and many more) and NW Automall.
- Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.
- Occupies the same block as Renert School – ranked #1 elementary school in Alberta by Fraser Institute Report.
- Abundant parking and two points of access.
- Easy access via Stoney Trail to all areas of the city.



Area Demographics

(5 km radius)

Population

2021	2026
129,366	139,456 ▲18.3%

Average Household income

2021	2026
$149,293	$162,726 ▲10.9%

Median Age

2021	2026
39.1	40.3

Current Consumption / Person

- $15,188 FOOD
- $5,851 HEALTH CARE
- $6,532 RECREATION
- $2,231 PERSONAL CARE
- $4,065 LIQUOR/TOBACCO

SALE INFORMATION

ADDRESS: 2 Royal Vista Link NW, Calgary

LEGAL DESCRIPTION: 0813886; Block 7; Lot 10

LAND USE: Direct Control 50D2022. *See Uses on the next page*

AVAILABLE FOR SALE:
2,675 sq. ft. – Unit 1150 Main floor of Building A

AVAILABILITY: Available immediately for fixturing

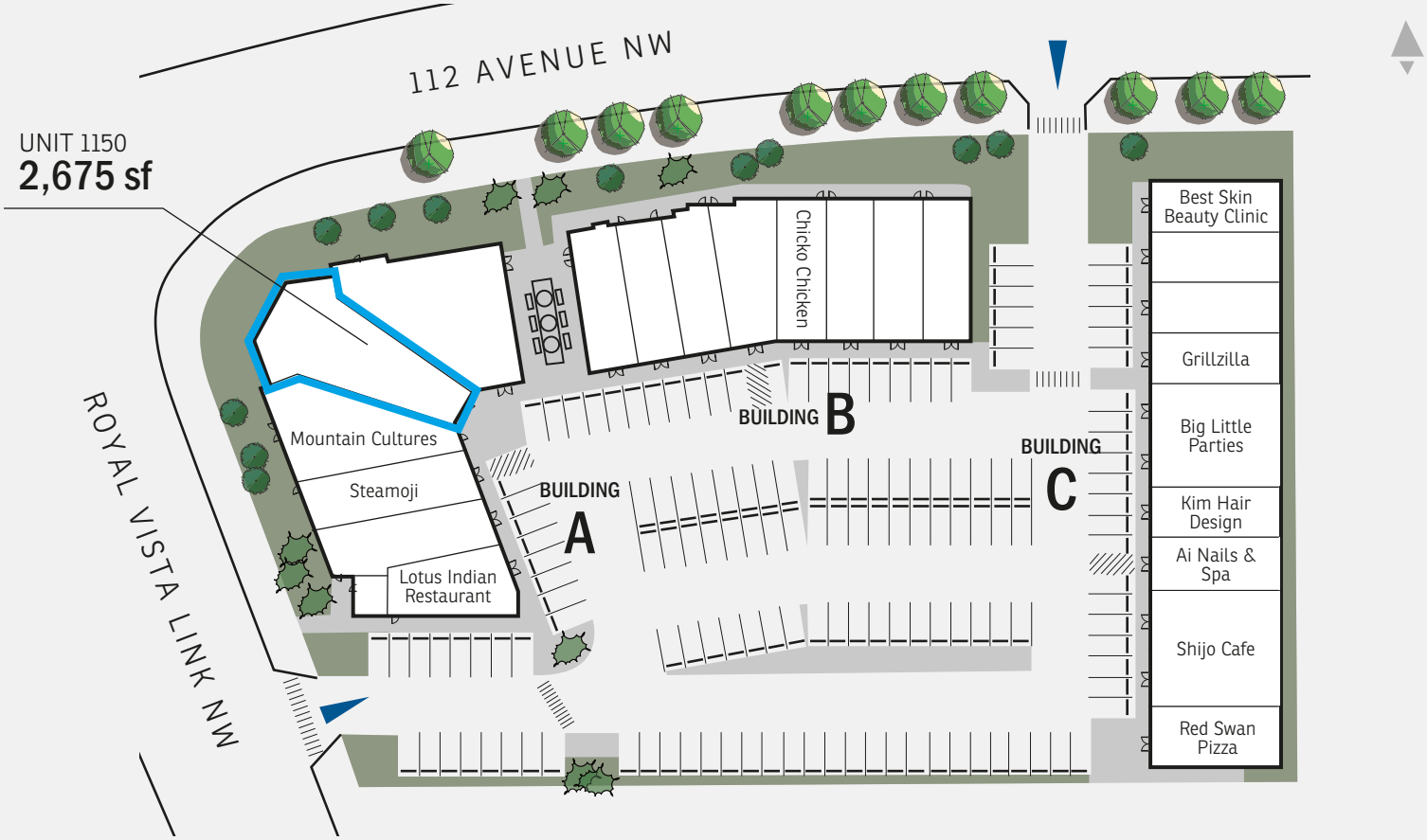
PRICE: Please contact brokers

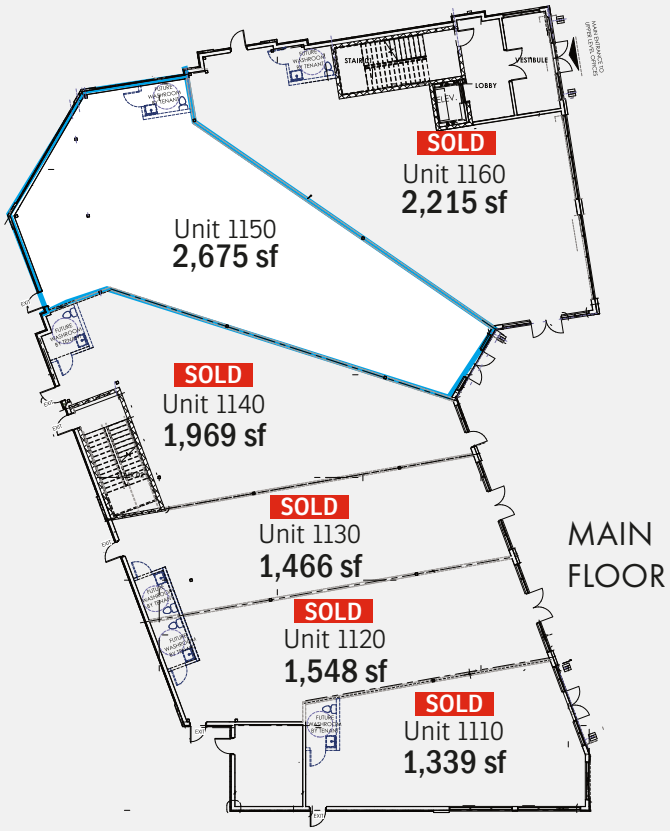
PROJECT INFORMATION

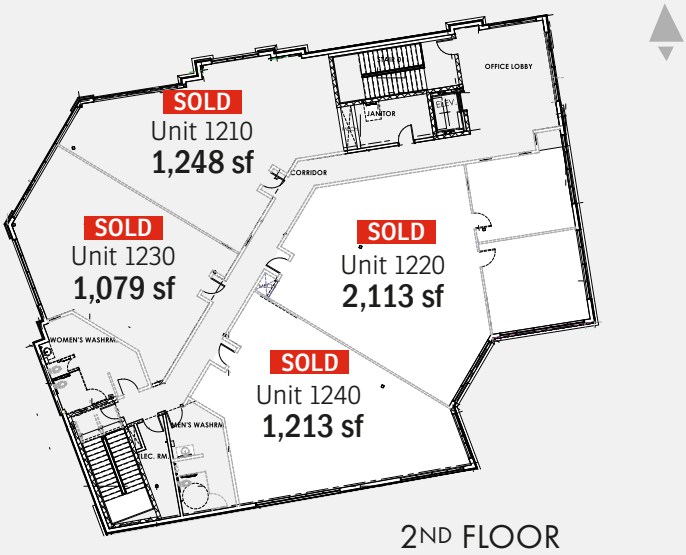
SITE AREA:
2.55 acres

TOTAL BUILDINGS AREA:
44,081 sq. ft.

PARKING:
- 143 stalls including barrier-free stalls;
- 12 bike stalls and loading stall.







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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