

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.



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





ROYAL OAK SHOPPING CENTRE

Walmart  
Save money. Live better.

Sobeys

LONDON DRUGS

Bank of Montreal

Home Outfitters

Post Health

ROYAL OAK PARK CENTRE

A-Mart Tim Hortons

ceili's Irish Pub & Restaurant

FIVE GUYS BURGERS and FRIES

112 Avenue NW

NORTHWEST AUTO MALL

BMW HONDA INFINITI

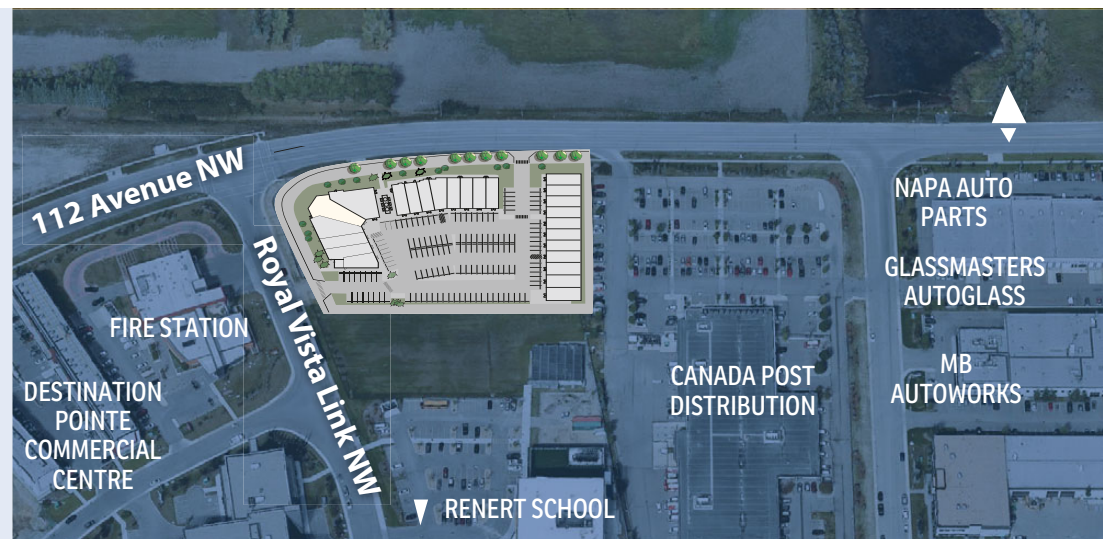
LEXUS MAZDA TOYOTA

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		Average Household income		Median Age	
133,647	138,959 ▲18.3%	\$161,838	\$182,932 ▲10.9%	40.2	40.4
2024	2029	2024	2029	2024	2029
Current Consumption / Person					
FOOD	HEALTH CARE	RECREATION	PERSONAL CARE	LIQUOR/TOBACCO	
\$18,321	\$6,614	\$6,314	\$2,600	\$4,495	



# Royal Vista Landing

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

112 Avenue NW

Subject



LITTLE KIDS CLUB OF ROYAL VISTA



Masala Art  
KITCHEN & BAR

shijō  
CAFE



SIXTH DIMENSION ART STUDIO

AI NAILS & SPA Kim HAIR DESIGN

GRILL ZILLA

Red Swan Pizza

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

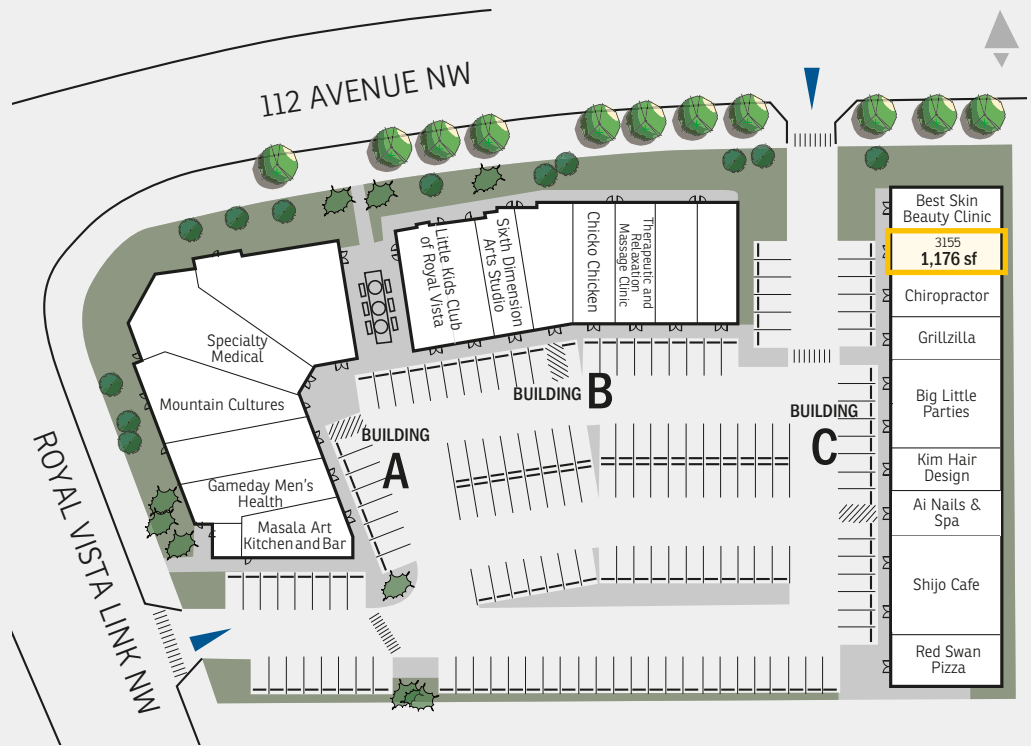
AVAILABLE FOR LEASE:

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

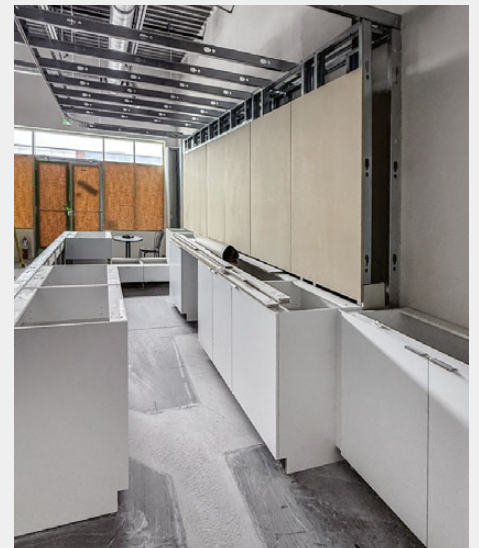
AVAILABILITY:  
Available immediately for fixturing

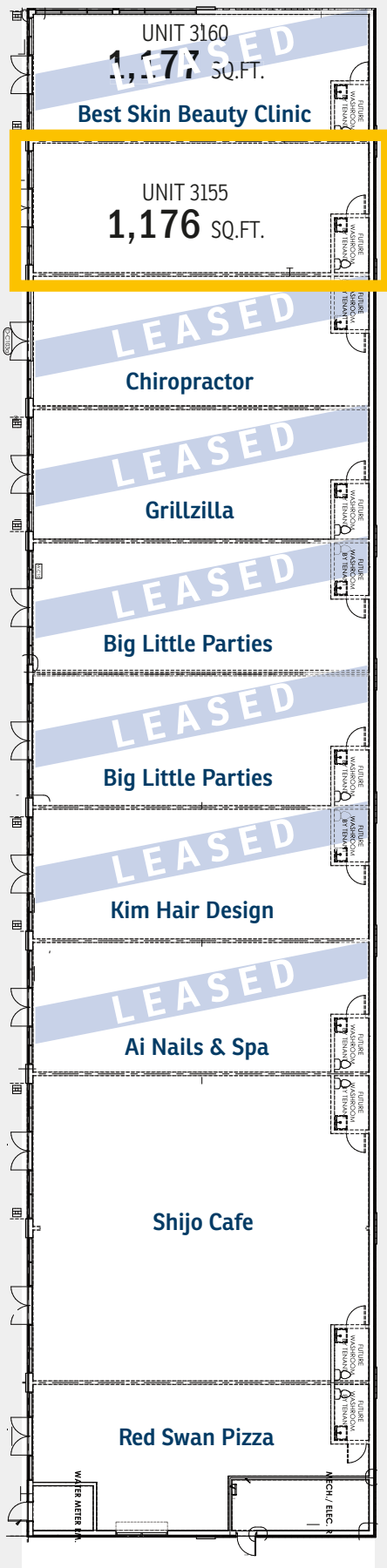
OP. COSTS AND TAXES:  
\$15.50 per sq. ft. (est.)

NET RENT: Market



UNIT 3155  
**1,176** SQ.FT.





## 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.

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LOCAL EXPERTISE MATTERS