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## 1210, 11 ROYAL VISTA DRIVE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32317

**MLS ID:**  
A2260916

**\$1,599,900**



 **RICKY DHALIWAL**  
 (403) 805-8711

 Royal LePage METRO  
 403-400-0000

 1210, 11 Royal Vista Drive NW, Calgary , Alberta T3R 0N2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> DC	<b>Subdivision</b> Royal Vista	<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Retail,Shopping Centre,Strip Mall,Walk-up
<b>Year Built</b> 2018	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2010131	<b>Building Area (Sq. Ft.)</b> 55165.04
<b>Building Area (Sq. M.)</b> 5124.96	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> None

Calgary Commercial Real Estate Investment – Royal Oak Calgary. Excellent opportunity to own a tenant-occupied commercial condominium in Royal Oak, Calgary. Located in the prestigious Royal Vista Business Park, this second floor property is secured by a long-term lease with approximately 9 years remaining, generating stable rental income of about \$9,500/month. Royal Vista is one of the most desirable Northwest Calgary commercial real estate developments, offering modern design that complements the surrounding natural landscape. The business park provides easy access to major transportation routes, is minutes from Calgary International Airport, and is close to the wide variety of shops, dining, and services at Royal Oak Shopping Centre. This is an ideal income-producing property in Calgary for investors seeking reliable cash flow, prime location, and long-term value in the growing Calgary commercial property market.

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