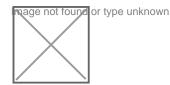


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1210, 11 ROYAL VISTA DRIVE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32317

MLS ID: A2260916

\$1,599,900



A RICKY DHALIWAL

(403) 805-8711

■ Royal LePage METRO

403-400-0000

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

Transaction Type Title Days On Market

For Sale Fee Simple

Building Type

ZoningSubdivisionCommercial Mix,Low Rise (2-4DCRoyal Vistastories),Mixed Use,Retail,Shopping

stories),Mixed Use,Retail,Snoppin

Centre, Strip Mall, Walk-up

Year BuiltStructure TypeProperty Type2018RetailCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 2010131 55165.04

Building Area (Sq. M.) Cooling Heating

5124.96 Central Air Forced Air, Natural Gas

InclusionsRestrictionsReportsN/ABoard ApprovalNone

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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