

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.

2130, 2 ROYAL VISTA LINK NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33956


MLS ID:
A2285326

\$30,000



 **ELENA CHENG**
 (250) 922-0710

 Top Producer Realty and Property Management
 403-499-8986


2130, 2 Royal Vista Link NW, Calgary , Alberta T3R 1T9

Transaction Type For Lease	Days On Market 123	Lease Amount 33.00
Lease Frequency Annually	Lease Term Remaining 40	Sub Lease 1
Zoning DC	Subdivision Royal Vista	Building Type Commercial Mix,Mixed Use
Year Built 2022	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 0813886	Building Area (Sq. Ft.) 1164.00
Building Area (Sq. M.) 108.14	Inclusions none	Restrictions Landlord Approval
Reports Leases		

Excellent opportunity to take over a fully improved commercial space in a prime location. Situated in the well-established and highly desirable Royal Vista area, the property is surrounded by mature residential communities, strong household demographics, and a vibrant commercial corridor with consistent daily traffic. Located directly across from Renert School and near 112 Avenue NW, the site benefits from excellent visibility, convenient access, and ample on-site parking. The lively streetscape and established surrounding businesses create strong exposure to both local residents and visitors, making this an excellent location to grow a business. The 1,164 sq. ft. unit features a functional multi-room layout including a reception area, three private rooms, two washrooms, and rear access. The existing improvements make the space especially well suited for medical, wellness, education, and professional service uses. Ideal for: • Family medical clinic • Optometry or eye care clinic • Hearing and audiology services • Dental clinic • Veterinary clinic • Physiotherapy and rehabilitation services • Chiropractic clinic • aesthetics clinic • Tattoo studio • Tutoring or educational programs Lease term is 5 years with renewal option available, with more than 3 years remaining on the current term. All uses are subject to landlord approval and applicable zoning and development requirements. Base rent is \$33 PSF (Years 1–3) and \$34 PSF (Years 4–5). OP estimated \$15 PSF

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.