



GRASSROOTS
REALTY GROUP

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15 Royal Vista Place NW
Calgary, Alberta

MLS # A2221380



\$23,000,000

Division: Royal Vista

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 62,796 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Urban Realty is proud to offer for sale a 100% freehold interest in a Mixed use office and retail center located at 15 Royal Vista Place NW Calgary AB. The property spans 62,000 square feet of Retail, Medical and Office Tenant's and is 100% leased. Sitting on just under 4.26 Acres the development features a couple free standing buildings currently leased to a national bank and a dental surgeon and a 3-storey mixed use office and retail building containing neighborhood retail and medical Tenant's. The investment offers investors a secure long-term hold with opportunities to increase cash flow on renewals and build an additional pad site on the property. Most Tenant's have been at the location for 5+ years and there is very little turn over with the Tenant's. The property is being offered for sale at \$26,000,000.00 which represents a capitalization rate of 6.5%