



GRASSROOTS
REALTY GROUP

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**1210, 11 Royal Vista Drive NW
Calgary, Alberta**

MLS # A2260916

\$1,399,900



Division: Royal Vista

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 55,165 sq.ft.

Zoning: DC

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

** Price reduced \$100K! ** 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.