



GRASSROOTS
REALTY GROUP

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**4 Royal Vista Way NW
Calgary, Alberta**

MLS # A2197071



\$21,000,000

Division: Royal Vista

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 38,745 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 retail shopping center located at 4 Royal Vista Way NW Calgary Alberta. Royal Vista is 38,745 square feet of neighborhood retail located in the growing community of Royal Vista in the northwest quadrant of Calgary. Royal Vista plaza is 100% leased with a diverse mix of retail tenants, sitting on 4.32 acres and is comprised of gas station with convenience store, three multi-tenant buildings, and a single tenant freestanding building. The investment offers investors a secure long term hold with strong tenants in place that have periodic rent increases to create more cash flow. Most of the remaining leases have 5+ years and all incentives and inducements have been provided by the current Landlord. Royal Vista is being offered for sale at \$21,000,000 which represents a capitalization rate of 6.5%.