



GRASSROOTS
REALTY GROUP

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**1130, 2 Royal Vista Link NW
Calgary, Alberta**

MLS # A2209348



\$899,900

Division: Royal Vista

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Royal vista Landing

Bus. Name: -

Size: 1,466 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.55 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

\$\$ Unique opportunity to Purchase a Retail Bay in Royal Vista NW \$\$ Located in the heart of the well-developed Royal Vista, this prime 1,466 SqFt retail bay offers an excellent opportunity for investors or business owners. Occupies the same block as Renert School & ranked #1 elementary school in Alberta by Fraser Institute Report. Situated very close to various educational and afterschool establishments, and numerous other retail businesses, schools, and communities, this location is ideal for various business ventures. Potential uses for the space include a Educational facility, Place of Worship-Small, physiotherapy clinic, Pharmacy, Medical Clinic, massage therapy, optician/eye clinic, fast food outlet, beauty shop, dollar store, convenience store, grocery store, law office, accounting office, laser esthetics, donair shop, restaurant, jewelry store, professional services, photography studio, music store, pet store, gift shop, ice cream/frozen yogurt shop, and more. Please refer to the City of Calgary Direct Control (DC) 50D2022 land use bylaws for more available uses. The price includes the property with all improvements inside like reception/greeting front, work area, 2 washrooms, storage room/office etc. The building is perfectly located on Corner with outstanding visibility from 112 Avenue NW and Royal Vista Link NW. The plaza offers 2 points of access including direct access from 112 Ave NW and ample parking with 143 parking stalls, 12 bike stalls and loading stalls. The unit has rear door and back signage that provides excellent visibility from 112 Ave NW, ensuring high exposure to the public. TAKE THE ADVANTAGE of today's declining interest rates...Don't miss this fantastic opportunity for entrepreneurs and investors. Option TO LEASE is also available. This is the best retail location in Calgary NW.

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