

Available immediately for fixturing

1,162 sf – 2,342 sf



RETAIL SPACE IN ROYAL VISTA FOR LEASE

Royal Vista Landing Building B

2 Royal Vista Link NW, Calgary

» Corner location with outstanding visibility from
112 Avenue NW and Royal Vista Link NW.



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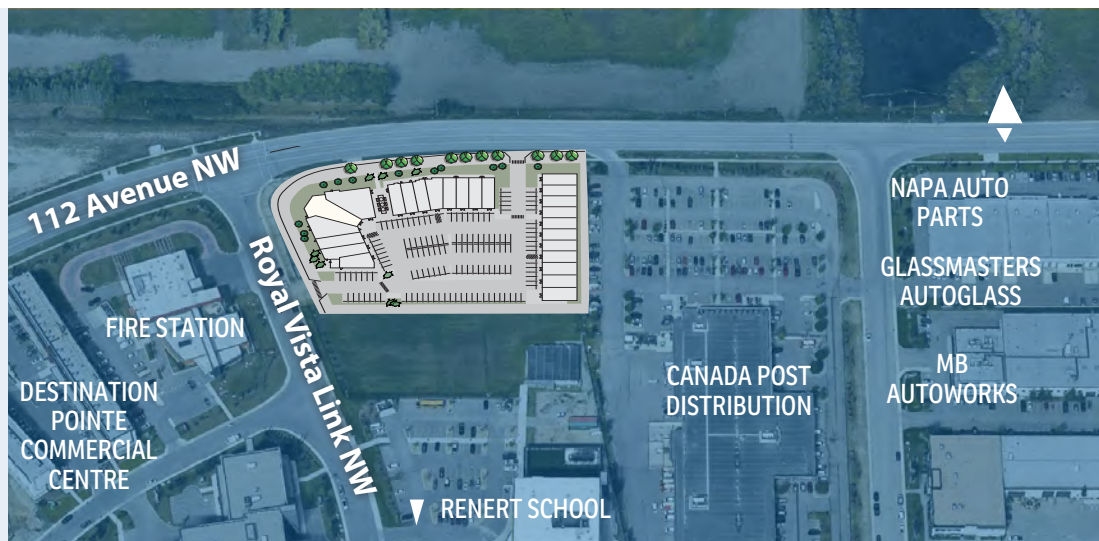
asherbut@barclaystreet.com



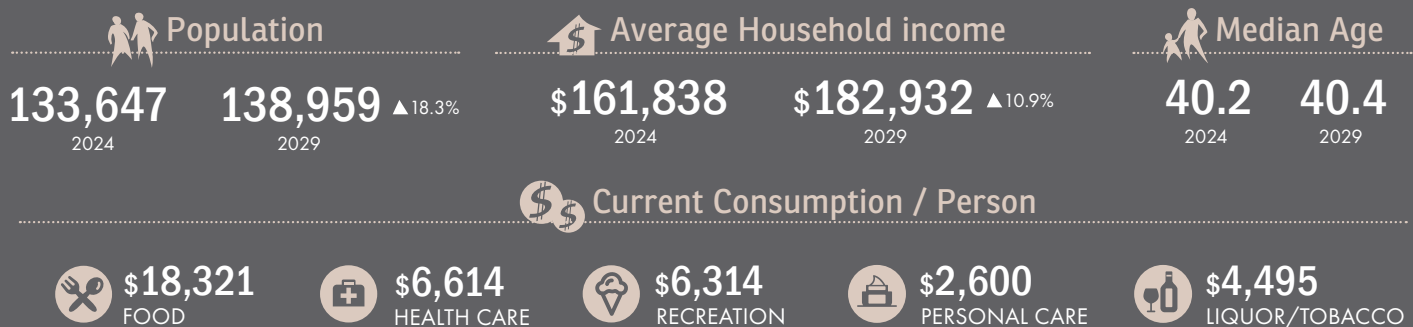
LOCAL
EXPERTISE
MATTERS



- » Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.
- » Abundant parking and two points of access.
- » Occupies the same block as Renert School – ranked #1 elementary school in Alberta by Fraser Institute Report.



Area Demographics (5 km radius)



Royal Vista Landing

3 buildings
44,081 sf (total)
143 parking stalls

Royal Vista Link NW

112 Avenue NW

Subject - Bldg. B



LITTLE KIDS CLUB OF ROYAL VISTA



aiNAILS & SPA



Kim HAIR DESIGN



SIXTH DIMENSION ART STUDIO

GRILL ZILLA

Red Swan Pizza

LEASE INFORMATION

MUNICIPAL ADDRESS:

2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

AVAILABLE FOR LEASE:

BUILDING **B**:

- » Unit 2140 – 1,432 sq. ft. **U/L**
- » Unit 2170 – 1,180 sq. ft.
- » Unit 2180 – 1,162 sq. ft.
- » Unit 2130 – 1,164 sq. ft. **LEASED**
- » Unit 2150 – 1,180 sq. ft. **LEASED**
- » Unit 2160 – 1,180 sq. ft. **LEASED**

2,342 sf

BUILDING **A**:

- » Unit 1120 – 1,511.25 sq. ft. **LEASED**

AVAILABILITY:

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OP. COSTS AND TAXES:

\$15.00 per sq. ft. (est.)

NET RENT: Market

