

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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- 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)



138,959 ▲18.3%

Average Household income

\$161,838 \$182,932 **\(\Delta\)**

Median Age

40.2 40.4

Current Consumption / Person



133,647





\$6,314 \$2,600 PERSONAL CARE



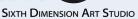
\$4,495 LIQUOR/TOBACCO







LITTLE KIDS CLUB OF ROYAL



















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. 2,342 sf
- »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

BUILDING A:

» Unit 1120 - 1,511.25 sq. ft. LEASED

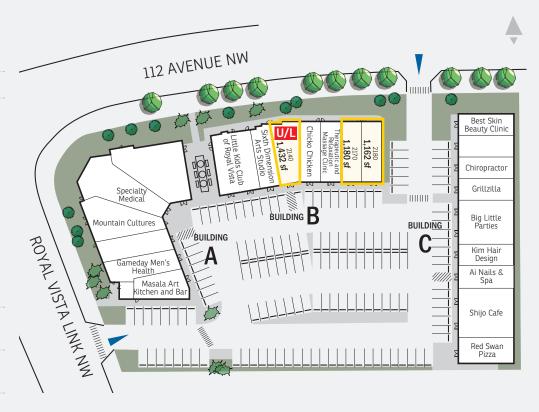
AVAILABILITY:

Available immediately for fixturing

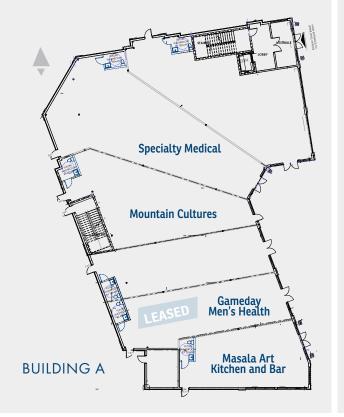
OP. COSTS AND TAXES:

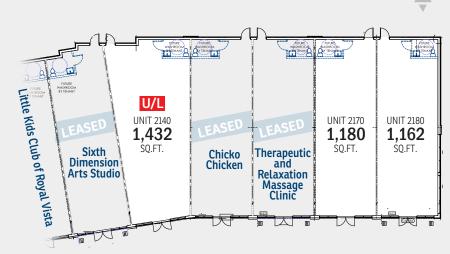
\$15.00 per sq. ft. (est.)

NET RENT: Market









BUILDING B

PERMITTED USES

- Catering Service Minor
- Computer Games Facility
 Computer Games Facility
- Convenience Food Store
- Counselling Service
- Financial Institution
- Information and Service Provider
- Library
- Instructional Facility
- Office
- Power Generation Facility Small
- Print Centre
- Protective and Emergency Service
- · Radio and Television Studio
- Specialized Industrial
- Place of Worship Small
- School Authority School
- School Private
- School Authority Purpose Minor
- School Authority Purpose Major
- Service Organization
- · Social Organization.

DISCRETIONARY USES

- · Cannabis Counselling
- · Child Care Service
- Conference and Event Facility
- Drinking Establishment Small
- Drive Through
- Fitness Centre
- Gas Bar
- Health Services Laboratory With Clients
- Hotel
- Indoor Recreation Facility
- · Medical Clinic
- Motion Picture Production Facility
- Outdoor Café
- Parking Lot Grade
- Parking Lot Structure
- Payday Loan
- Post-secondary Learning Institution
- Power Generation Facility Medium
- Printing, Publishing and Distributing
- Restaurant: Food Service Only

 Small
- Restaurant: Licensed Small
- Retail and Consumer Service
- Self Storage Facility

- Sign Class C
- Sign Class ESign Class F
- Sign Class G
- Special Function Class 2
- Specialty Food Store
- Take Out Food Service
- Utility Building
- Vehicle Rental Minor and
- Wind Energy Conversion System

 Type 1
- Auto Service Minor
- Accessory Food Service
- Accessory Liquor Service
- Amusement Arcade
- · Billiard Parlour
- Brewery, Winery and Distillery
- Cannabis Facility
- · Cannabis Store
- · Catering Service Major
- Columbarium
- · Community Recreation Facility
- Crematorium
- Dinner Theatre
- Distribution Centre
- Drinking Establishment Medium
- Drinking Establishment Large
- Food Production
- Funeral Home

- General Industrial Light
- Health Services Laboratory Without Clients
- Kennel
- Library
- Liquor Store
- Museum
- Pawn Shop
- · Performing Arts Centre
- Pet Care Service
- Place of Worship Medium
- Place of Worship Large
- Restaurant: Food Service Only
- · Restaurant: Licensed
- · Seasonal Sales Area
- Veterinary Clinic.

The following uses are discretionary uses in the Industrial – Business District if they are located within a building containing at least one use listed under Permitted Uses:

- Brewery, Winery and Distillery
- Drinking Establishment Medium
- Restaurant: Food Service Only

 Medium
- Restaurant: Licensed Medium.



