

1,180 sf

Unit 2170



## 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.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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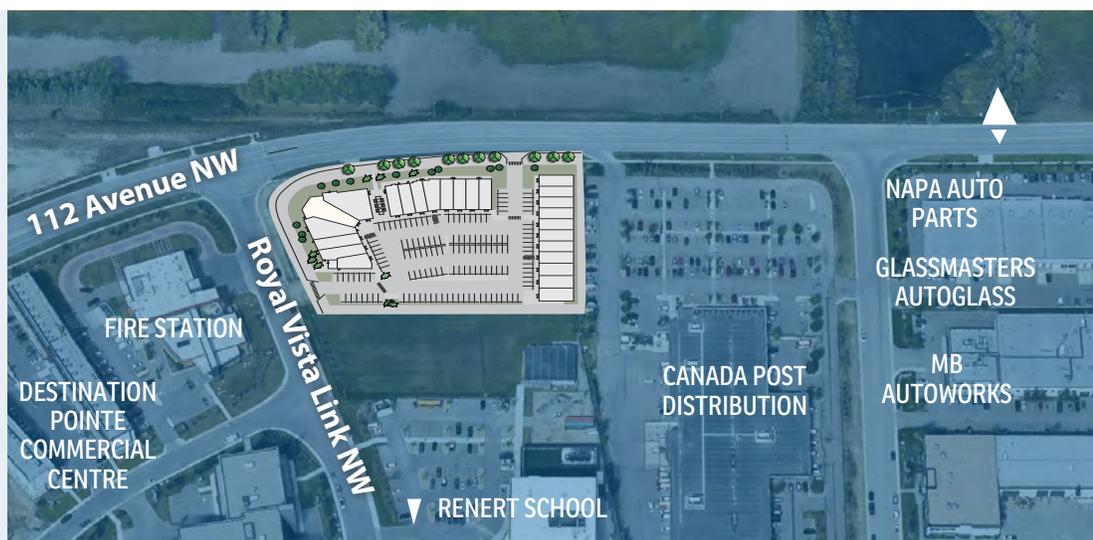


TCN  
WORLDWIDE  
REAL ESTATE SERVICES

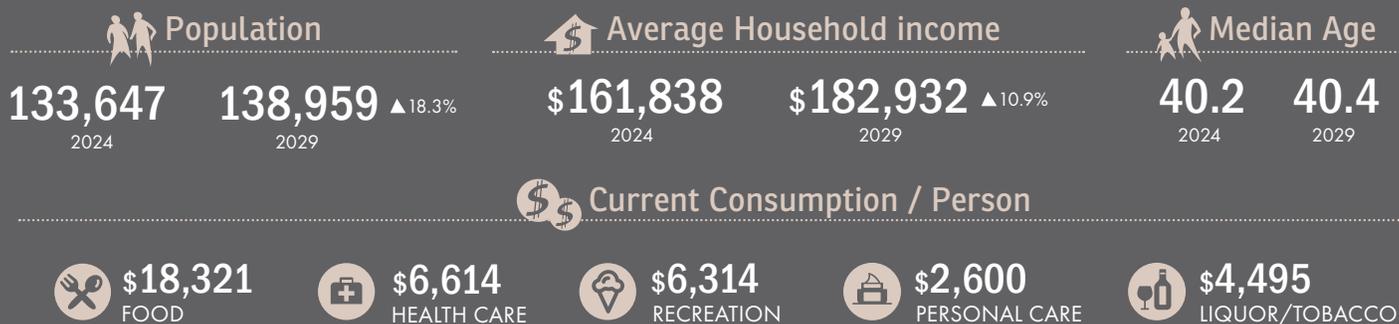
LOCAL  
EXPERTISE  
MATTERS



- » 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



LITTLE KIDS CLUB OF ROYAL VISTA



Best Skin Beauty Clinic



Masala Art Kitchen & Bar shijō CAFE



SIXTH DIMENSION ART STUDIO

AI NAILS & SPA

Kim HAIR DESIGN

GRILL ZILLA

Swan Pizza

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

AVAILABLE FOR LEASE:

BUILDING **B** :

» Unit 2170 – 1,180 sq. ft.

» Unit 2180 – 1,162 sq. ft. — **LEASED**

AVAILABILITY:

Available immediately for fixturing

OP. COSTS AND TAXES:

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

NET RENT: Market

