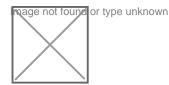


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

15 ROYAL VISTA PLACE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30603

MLS ID: A2221380

\$23,000,000



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rM1

15 Royal Vista Place NW, Calgary, Alberta T3R 0N2

Transaction TypeDays On MarketZoningFor Sale206DC

SubdivisionBuilding TypeYear BuiltRoyal VistaFree-Standing,Low Rise (2-4 stories)2013

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1012882 62796.00 5833.89

InclusionsRestrictionsReportsN/ANone KnownCall Lister

Urban Realty is proud to offer for sale a 100% freehold interest in a Mixed use office and retail center located at 15 Royal Vista Place NW Calgary AB. The property spans 62,000 square feet of Retail, Medical and Office Tenant's and is 100% leased. Sitting on just under 4.26 Acres the development features a couple free standing buildings currently leased to a national bank and a dental surgeon and a 3-storey mixed use office and retail building containing neighborhood retail and medical Tenant's. The investment offers investors a secure long-term hold with opportunities to increase cash flow on renewals and build an additional pad site on the property. Most Tenant's have been at the location for 5+ years and there is very little turn over with the Tenant's. The property is being offered for sale at \$26,000,000.000 which represents a capitalization rate of 6.5%

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