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15 ROYAL VISTA PLACE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30603


MLS ID:
A2221380

\$23,000,000



 **SUNIL MALL**
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 15 Royal Vista Place NW, Calgary , Alberta T3R 0N2

Transaction Type For Sale	Days On Market 206	Zoning DC
Subdivision Royal Vista	Building Type Free-Standing,Low Rise (2-4 stories)	Year Built 2013
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1012882	Building Area (Sq. Ft.) 62796.00	Building Area (Sq. M.) 5833.89
Inclusions N/A	Restrictions None Known	Reports Call 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 \$26,000,000.00 which represents a capitalization rate of 6.5%

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