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240, 500 ROYAL OAK DRIVE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33034

MLS ID:
A2269685

\$2,425,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

 240, 500 Royal Oak Drive NW, Calgary , Alberta T3G 5J7

Transaction Type For Sale	Days On Market 160	Zoning C-N2
Subdivision Royal Oak	Building Type Retail	Year Built 2014
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 1413146	Building Area (Sq. Ft.) 4626.00	Building Area (Sq. M.) 429.77
Inclusions N/A	Restrictions Call Lister,Lease Restriction	Reports Call Lister

An outstanding opportunity to acquire units 9 (\$1,600,000) and/or 10 (\$825,000) in a fully leased retail plaza at 500 Royal Oak Drive NW, a prominent and high-traffic location in northwest Calgary. Strategically situated on a corner lot with excellent exposure and convenient access, this modern retail centre benefits from strong visibility in one of Calgary's most established suburban trade areas. Unit 9 has a long term tenant in place and Unit 10 is vacant. The property hosts a diverse mix of stable, long-standing tenants across health, service, and lifestyle sectors, offering investors consistent income and zero vacancy. Constructed in 2014, the building features quality construction, ample surface parking, and attractive curb appeal—positioning it for longterm value and low-maintenance ownership. Zoned C-COR2, the site is surrounded by a blend of residential communities, major retail anchors, and key transit routes, ensuring continued foot traffic, tenant demand, and potential future redevelopment upside. A rare chance to secure a turn-key investment with strong cash flow, excellent tenant covenant, and a presence in one of northwest Calgary's most active retail nodes.

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