

780-832-5880

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15 Royal Vista Place NW Calgary, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2221380



\$23,000,000

Royal Vista

Mixed Use

For Sale

Division:

Bus. Type:
Sale/Lease:

Type:

Bldg. Name:
Bus. Name:
Size: 62,796 sq.ft.

Zoning: DC

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size:
Lot Feat: -

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%