



RETAIL SPACE FOR LEASE

ROYAL VISTA PROFESSIONAL CENTRE II

4 Royal Vista Way NW, Calgary, Alberta

Retail Availability:
BLDG E: +/- 1,558 SF

TAURUSGROUP.COM

BRITTANY BAKER
Mobile: (403) 629-4662
bbaker@taurusgroup.com


TAURUS
PROPERTY GROUP

ABOUT

PROPERTY HIGHLIGHTS

This retail and office centre is located in Royal Vista Business Park, a master planned employment node with commercial & light industrial uses and adjacent to the Royal Oak residential area.

- Surrounding retailers include Walmart, Sobeys, Shoppers Drug Mart, Dollarama, Renert School and several auto dealerships
- Quick access to Stoney Trail and Country Hills Boulevard
- Trade area is comprised largely by families with a middle-class income and spending higher than the city average

[VIEW AERIAL VIDEO](#)



ABOUT

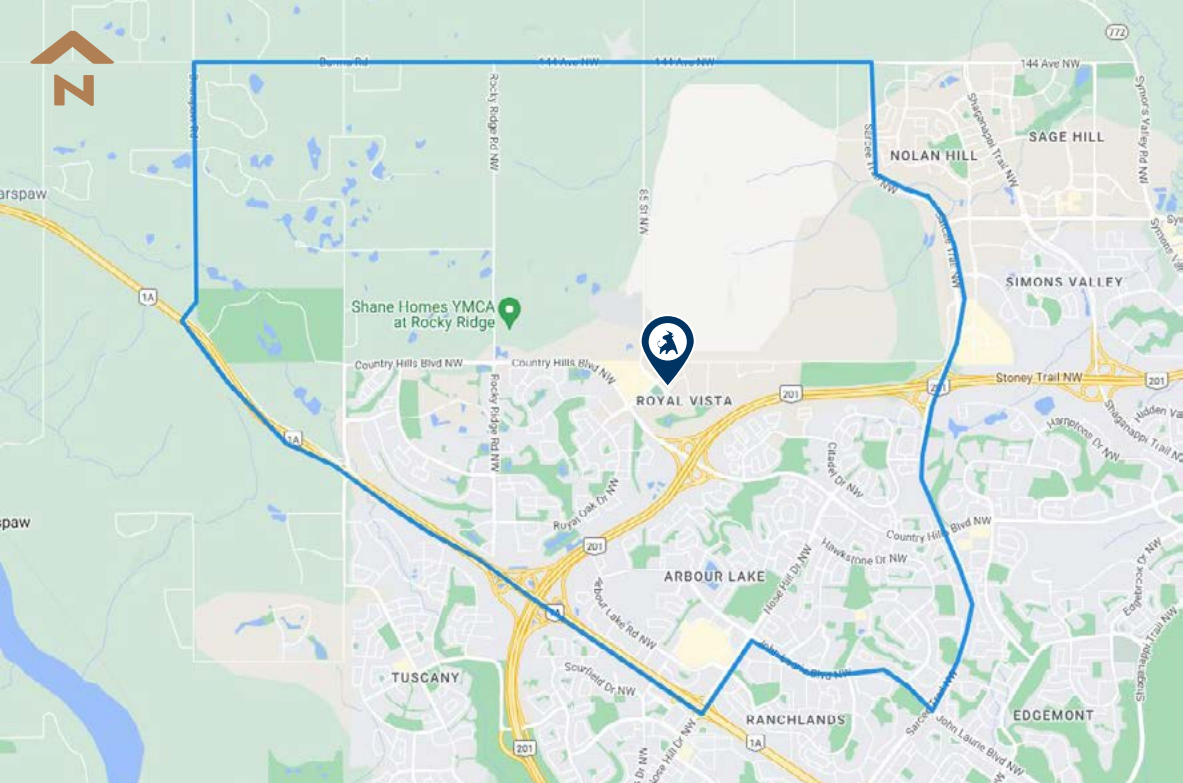
LOCATION HIGHLIGHTS

- Easy access to Country Hills Blvd (38,000 vpd) and located on 112th Avenue (16,000 vpd)
- In close proximity to several shopping centres including: Royal Oak Shopping Centre, Royal Oak Park, Royal Oak Place and Royal Vista Professional Centre



SURROUNDING NEIGHBOURHOODS





COMMUNITY

DEMOGRAPHIC DATA

 **POPULATION**

Trade Area:	53,483
Calgary:	1,306,784

 **AVERAGE AGE**

Trade Area:	40.7
Calgary:	38.8

 **HOUSEHOLD INCOME**

Trade Area:	\$139,815
Calgary:	\$129,000

 **EDUCATION**

Trade Area:	79.7%
Calgary:	71.0%

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site Size: 187,292 sq ft
Retail Size: 39,496 sq ft

LANDLORD

Prime Funds Royal Oak Ltd
Partnership II

ZONING

I-B (Industrial Business)

PARKING

174 surface stalls

MUNICIPAL ADDRESS

4 Royal Vista Way NW, Calgary, AB

YEAR BUILT

2018 / 2022

LEGAL DESCRIPTION

Plan: 1410966
Block: 5
Lot: 5



ADDITIONAL RENT 2023 ESTIMATES

Operating Costs	\$ 6.46 PSF
Property Tax	\$ 8.54 PSF
Total	\$ 15.00 PSF
Premises Utilities Management Fee	Seperately Metered Included

TENANTS

Jose's
PLAY and LEARN Centre



MR. LUBE

Pho VAN
VIETNAMESE NOODLE HOUSE

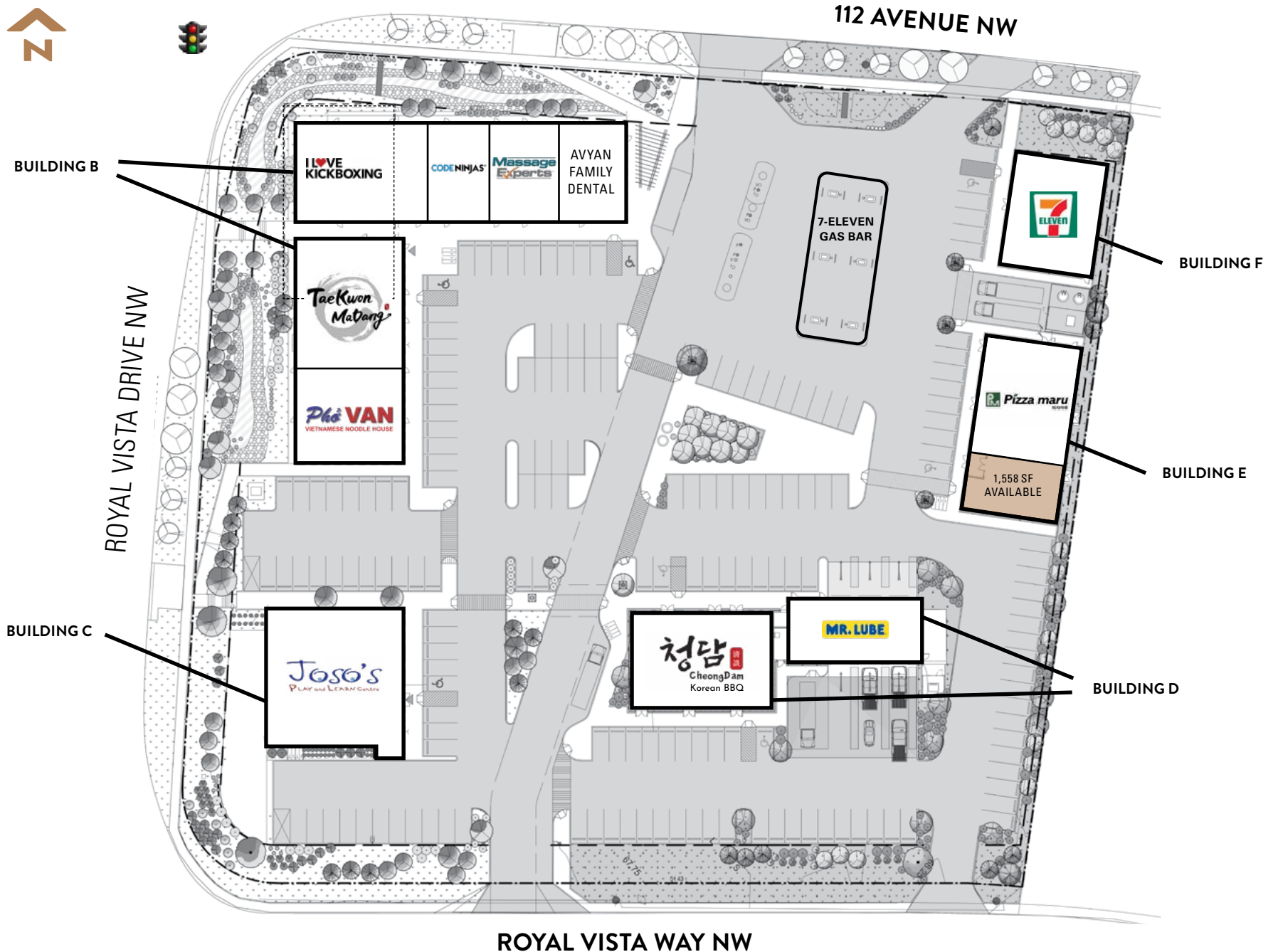


I LOVE
KICKBOXING

청담
CheongDam
Korean BBQ

Massage
Experts

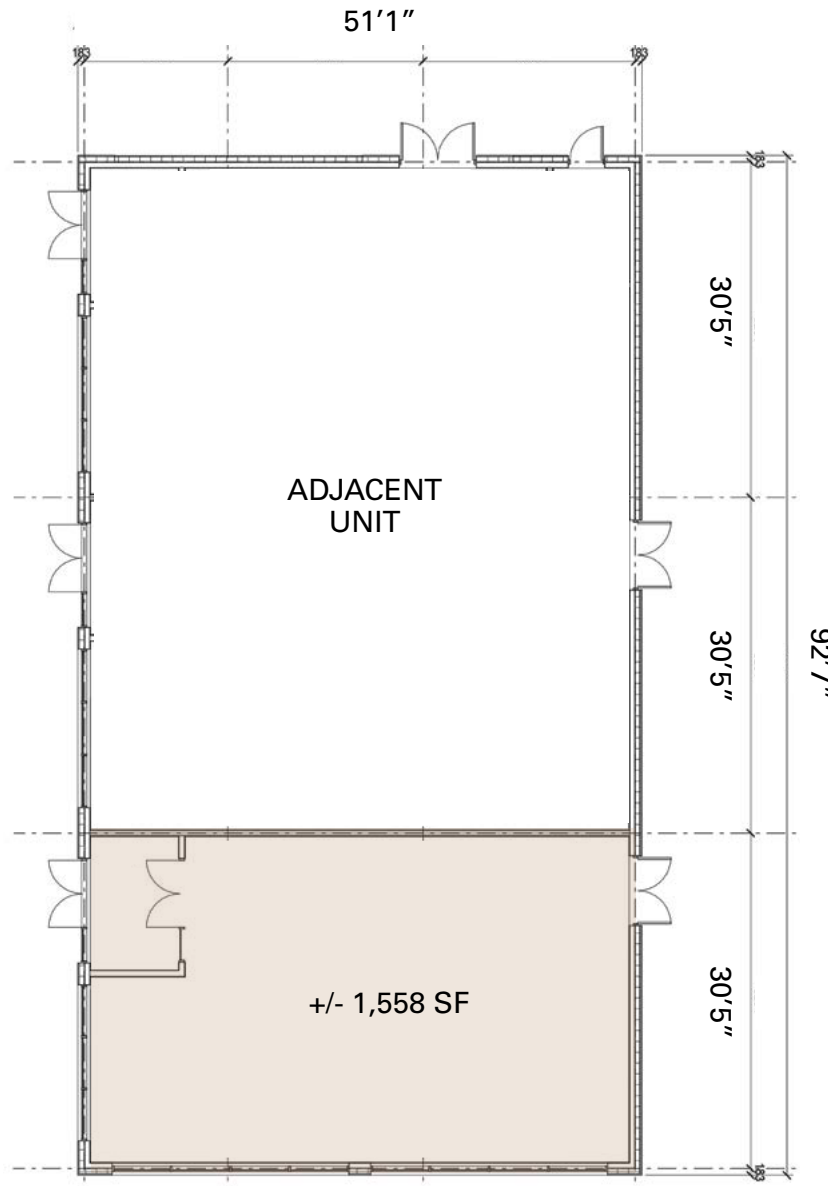
SITE PLAN



ROYAL VISTA WAY NW

FLOOR PLAN

BUILDING E



BUILDING AREA

+/- 1,558 Square Feet

CEILING HEIGHT

18' Underside of Roof Deck

POWER

400A

WATER

2" Line

GAS

1 1/4" Line

SEWER

4" Line

GARBAGE

Centre of Plaza

LOADING

Front and Rear Access

ADDITIONAL PHOTOS



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

BRITTANY BAKER



Mobile: (403) 629-4662



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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

