



RETAIL SPACE FOR LEASE

ROYAL VISTA PROFESSIONAL CENTRE II

4 Royal Vista Way NW, Calgary, Alberta

BLDG B: +/- 3,089 SF

BLDG E: +/- 1,558 SF

TAURUSGROUP.COM

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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 compromised largely by families with a middle-class income and spending higher than the city average

[VIEW AERIAL VIDEO](#)



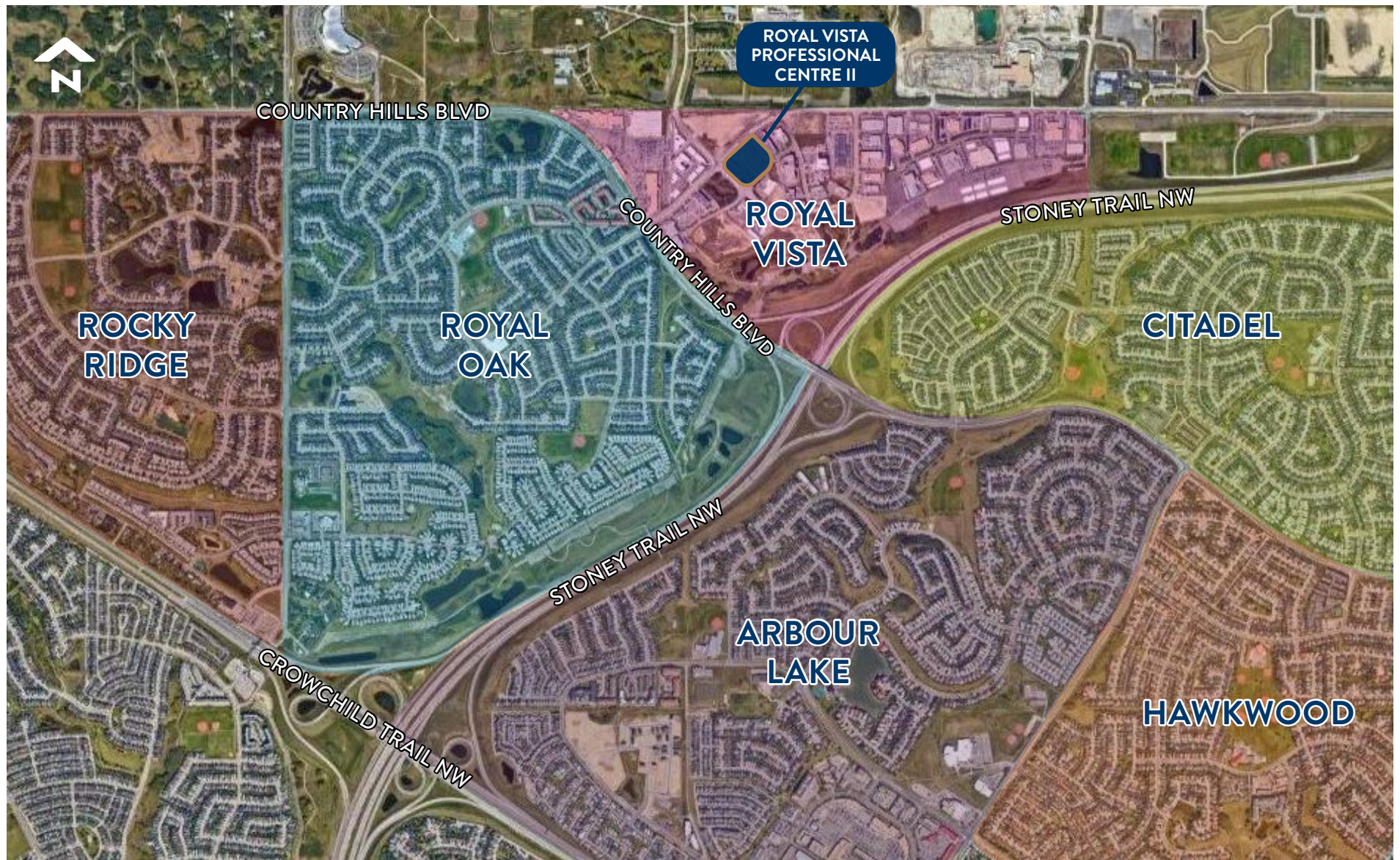
ABOUT

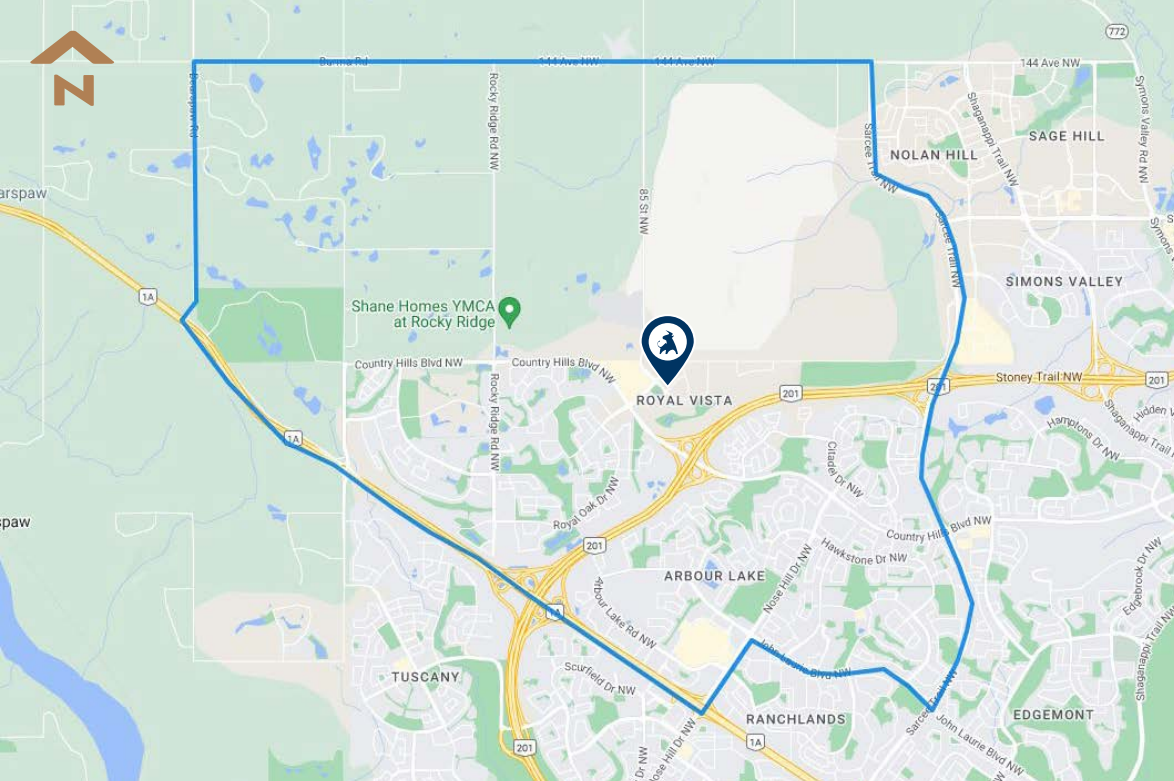
LOCATION
HIGHLIGHTS

- 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%

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	Seperately Metered
Management Fee	Included

TENANTS

Joso's
PLAY and LEARN Centre



MR. LUBE

Phở VAN
VIETNAMESE NOODLE HOUSE

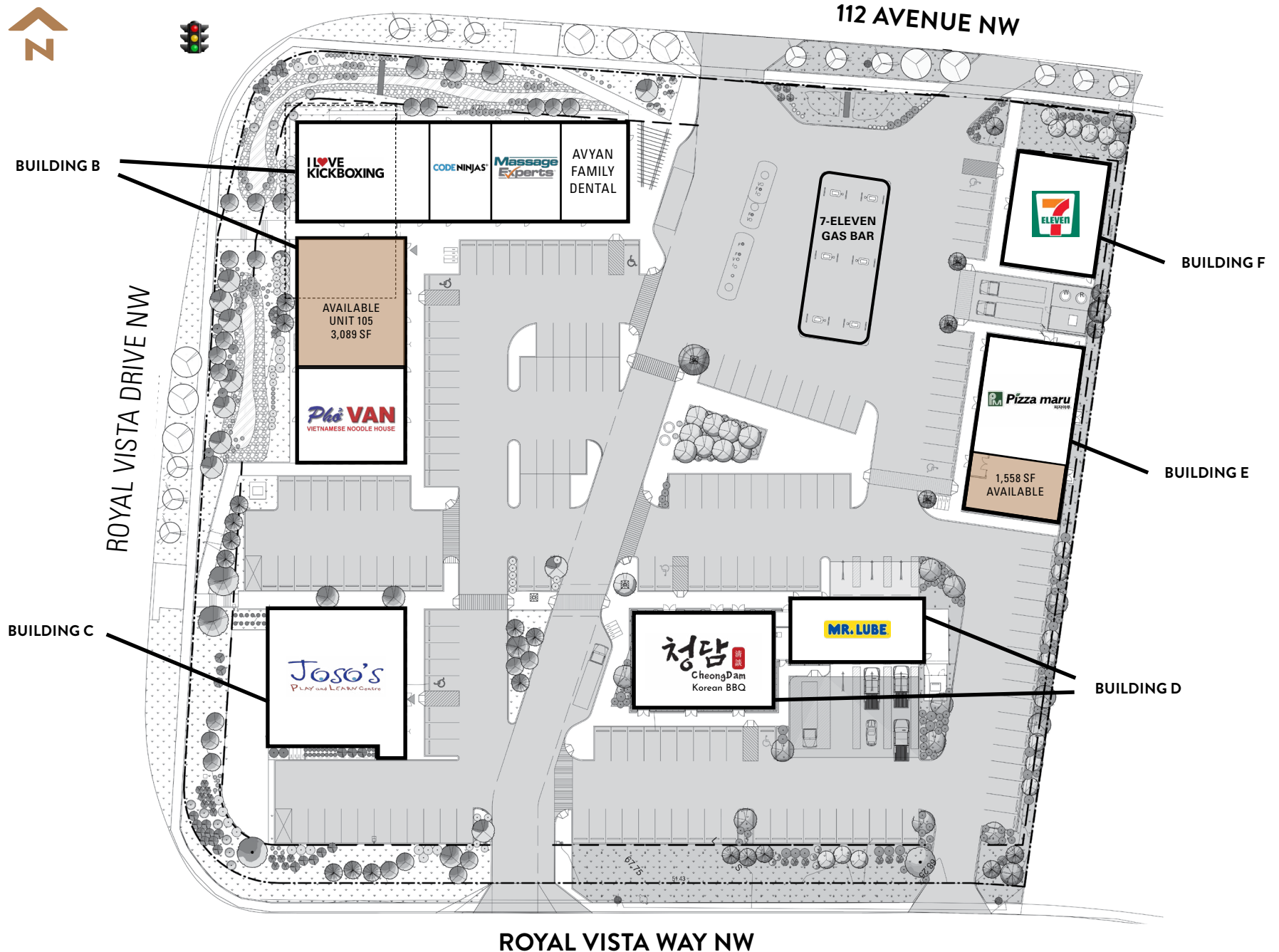


I LOVE
KICKBOXING

청담
CheongDam
Korean BBQ

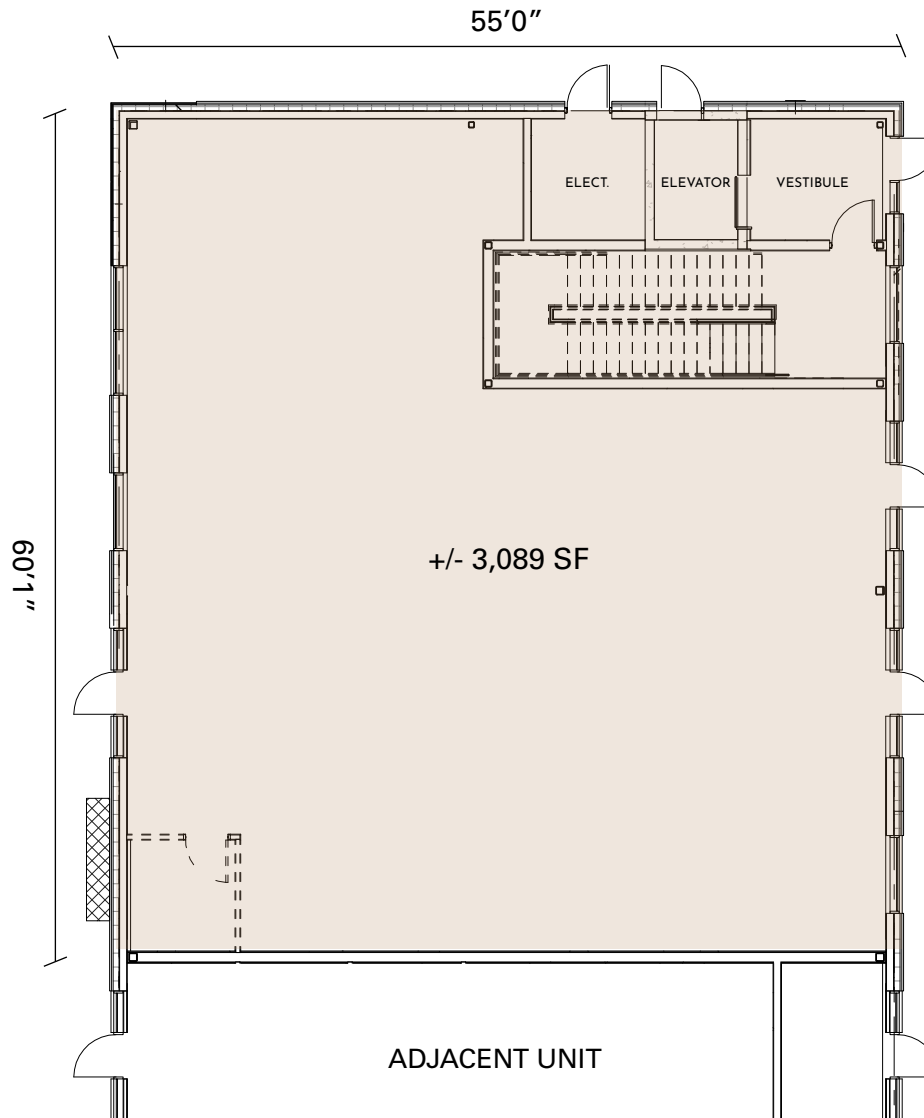
Massage
Experts

SITE PLAN



FLOOR PLAN

BUILDING B



BUILDING AREA

+/- 3,089 Square Feet

CEILING HEIGHT

14'5"

POWER

200A, 120/208V, 3 Phase

HVAC

6 Ton Unit

WATER

3/4" Line

GAS

3/4" Line

SEWER

4" Line

GARBAGE

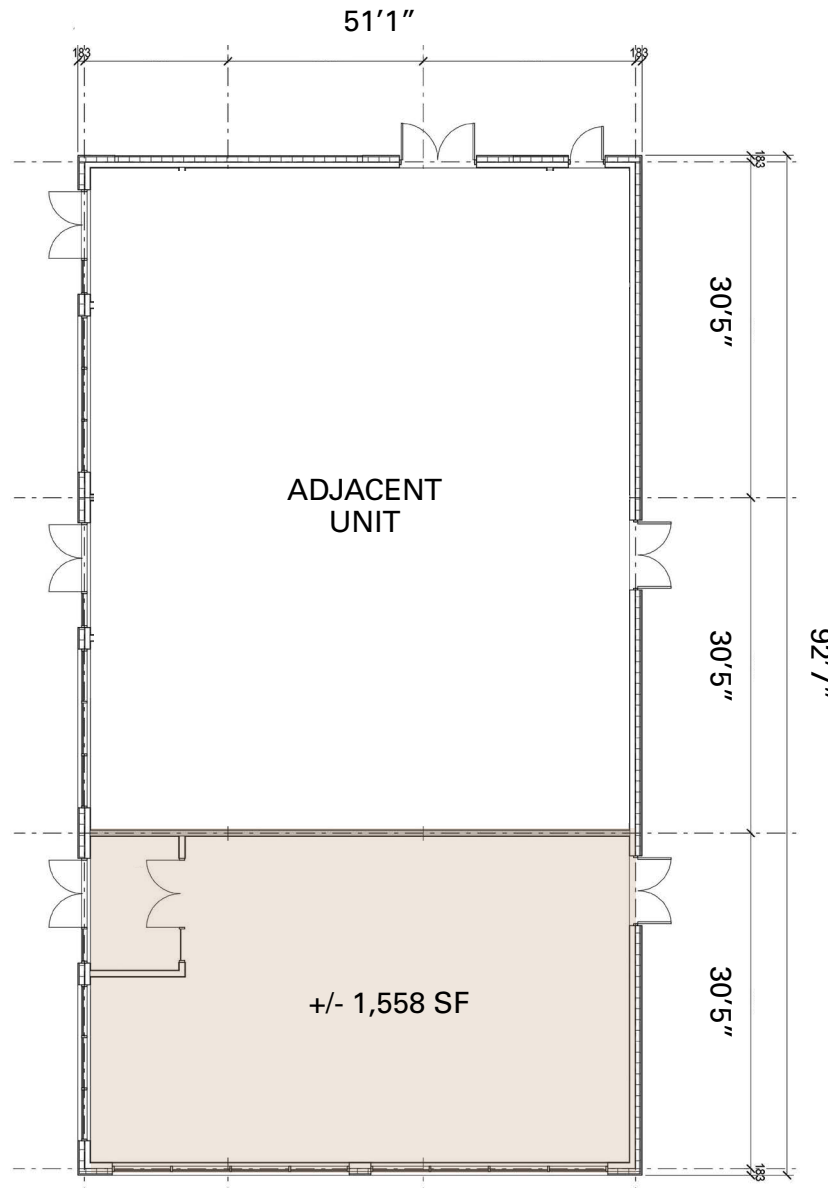
Centre of Plaza

LOADING

Two Front Man Doors and
One Rear Facing Man Door

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



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ABOUT THIS LISTING

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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.

