

RETAIL SPACE FOR LEASE



ROYAL VISTA PROFESSIONAL CENTRE I

15 Royal Vista Place NW, Calgary, Alberta

Retail Availability:
Unit 118 - 2,596 square feet

[TAURUSGROUP.COM](https://taurusgroup.com)

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



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.

- Across from Royal Oak Shopping Centre - a 335,000 square foot power centre anchored by Walmart, London Drugs and Sobeys
- Quick access to Crowchild Trail, Stoney Trail and Country Hills Boulevard and minutes away from the airport, Foothills Hospital and University of Calgary
- Targeted uses: medical / medical esthetics, pet, boutique fitness, learning / educational, café, dessert, deli



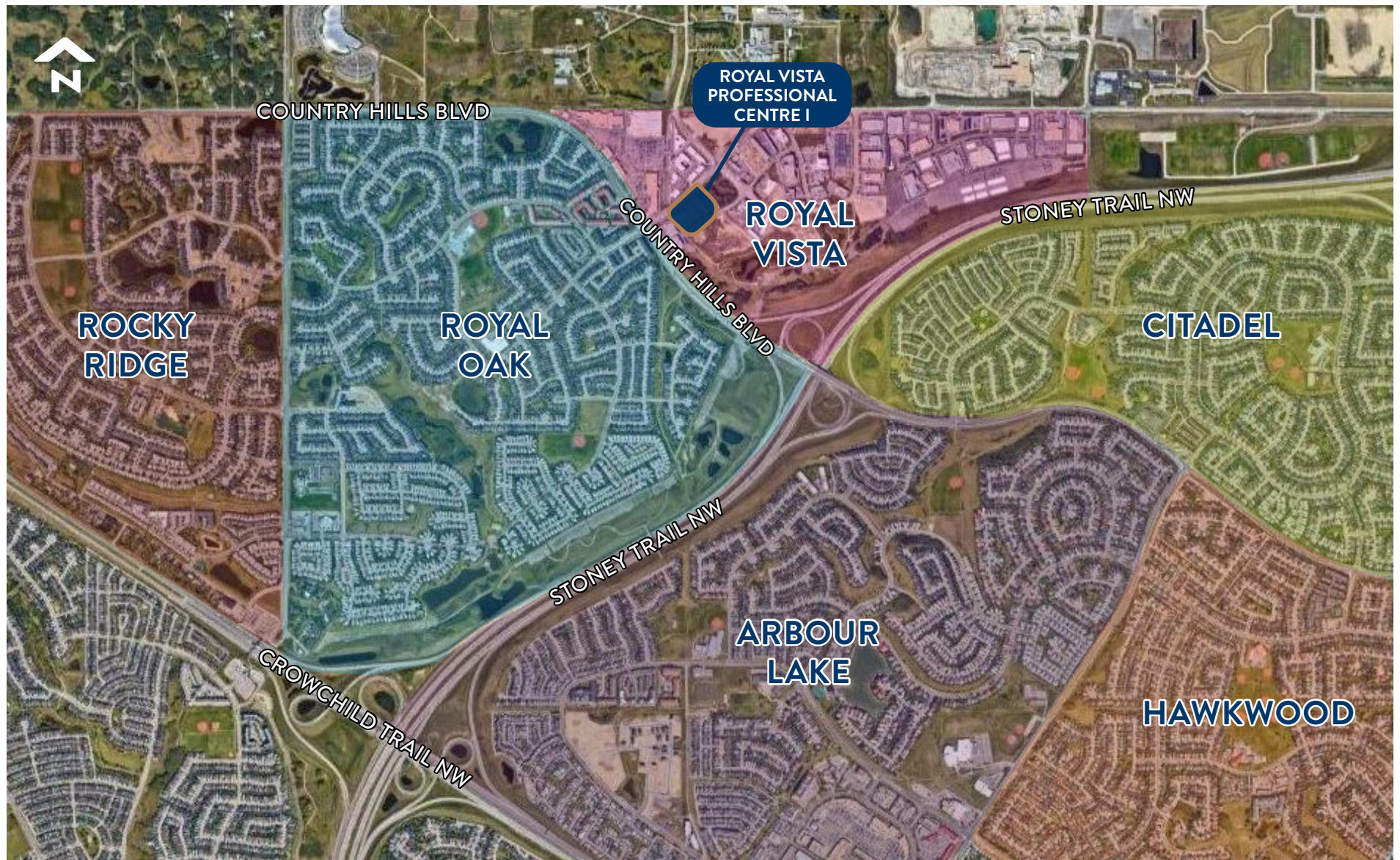
ABOUT

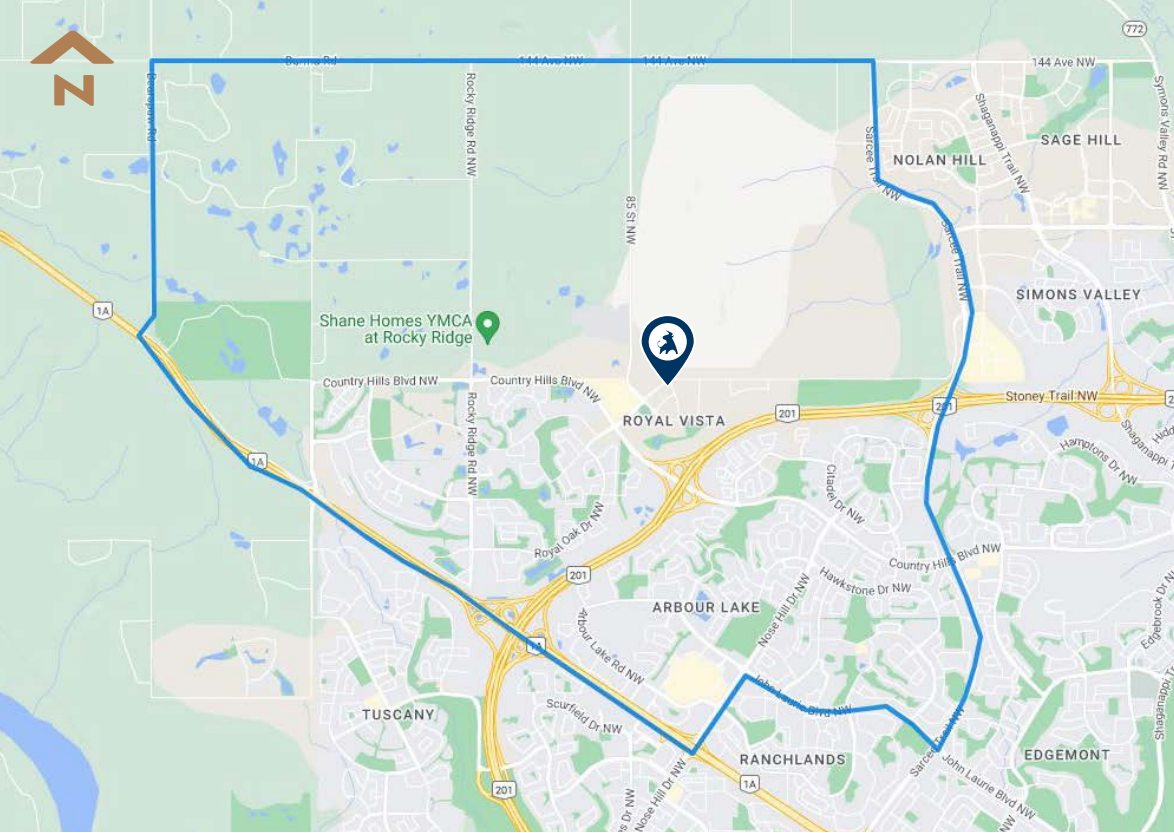
LOCATION HIGHLIGHTS

- > Exposure to 42,000 vehicles per day along Country Hills Blvd and 16,000 vehicles per day from 112th Avenue NW
- > Located in the northwest community of Royal Oak, one of the most prosperous and populated communities in the city



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

SQUARE FOOTAGE

Centre: 83,929 sq ft

Retail: 25,813 sq ft

LANDLORD

Prime Funds Group

ZONING

I-B (Industrial Business)

PARKING

312 surface stalls

MUNICIPAL ADDRESS

15 Royal Vista Place NW, Calgary, AB

YEAR BUILT

2013

LEGAL DESCRIPTION

Plan: 1012882

Block: 2

Lot: 5



ADDITIONAL RENT 2023 ESTIMATES

Operating Costs	\$ 7.37 PSF
Property Tax	\$ 5.56 PSF
Total	\$12.93 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

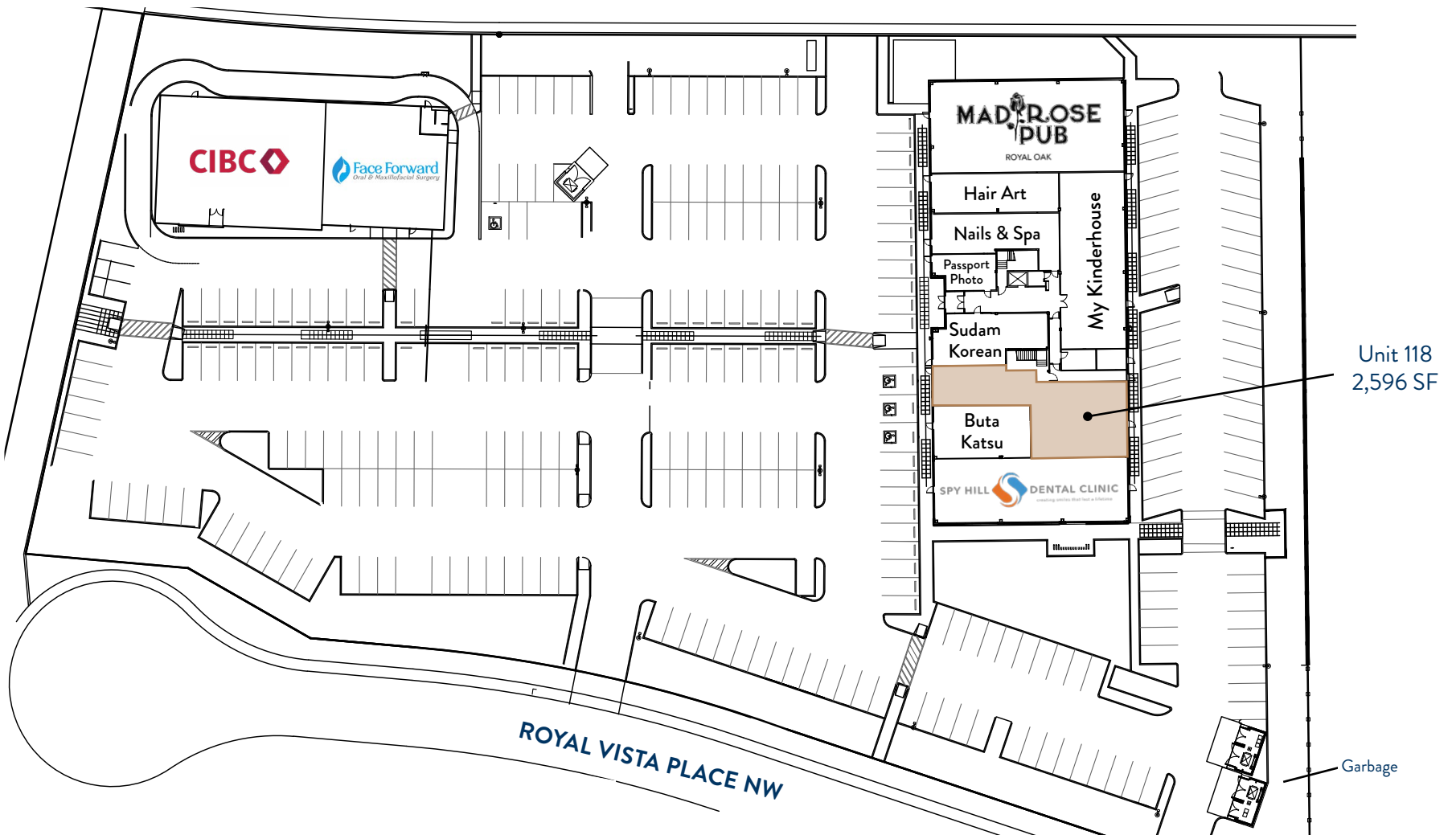
TENANTS



SITE PLAN

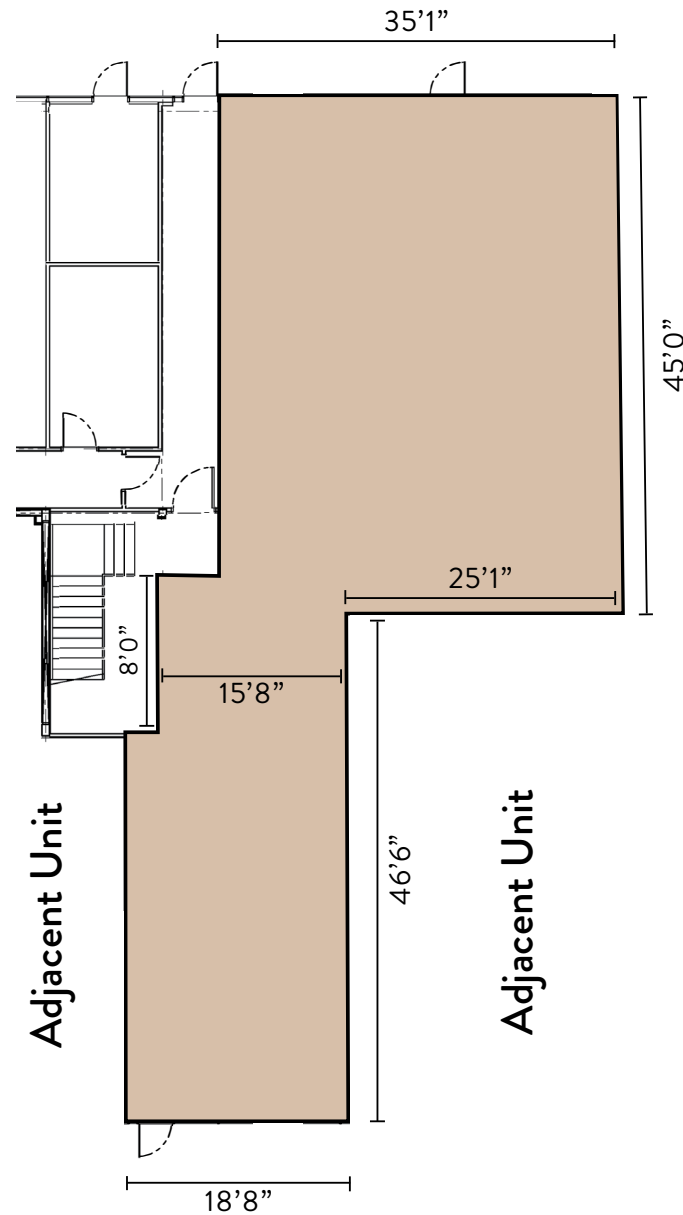


112 AVENUE NW



UNIT PLAN

UNIT #118



UNIT

118

RETAIL AREA

2,596 Square Feet

CEILING HEIGHT

12'

POWER

225A, 120/208 V

HVAC

Two Units - 3 & 4 Tons

WATER

3/4" and 1 1/2" Lines

GAS

No

SEWER

4" Line

GARBAGE

SE Corner of Site

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



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



bbaker@taurusgroup.com

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.

