



## 2 Royal Vista Link Calgary Alberta

\$870,000

**\*\*Unique opportunity to Purchase a Retail Bay in Royal Vista NW\*\*** Located in the heart of the well-developed Royal Vista, this prime 1,466 SqFt retail bay offers an excellent opportunity for investors or business owners. Situated close to Renert School, various educational and afterschool establishments, and numerous other retail businesses, schools, and communities, this location is ideal for various business ventures. Potential uses for the space include a physiotherapy clinic, massage therapy, optician/eye clinic, fast food outlet, beauty shop, dollar store, convenience store, grocery store, law office, accounting office, laser esthetics, donair shop, restaurant, jewelry store, professional services, photography studio, music store, pet store, gift shop, ice cream/frozen yogurt shop, and more. PLEASE NOTE, The current operating business is not included in the sale price. However, the seller may consider selling the business along with the property if potential buyers are interested.. THIS IS AN OPERATIONAL BUSINESS, SO PLEASE DO NOT VISIT WITHOUT SCHEDULING AN APPOINTMENT WITH YOUR REAL ESTATE PROFESSIONAL. The price includes the property with all improvements inside like reception/greeting front, work area, 2 washrooms, storage room/office etc. The plaza offers direct access from 112 Ave NW and ample parking. The unit has rear door and back signage provides excellent visibility from 112 Ave NW, ensuring high exposure to the public. Don't miss this fantastic opportunity for entrepreneurs and investors. Contact us today to schedule your private viewing. This is the best retail location in Royal Oak & Royal Vista! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.realestatecalgary-ab.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca