

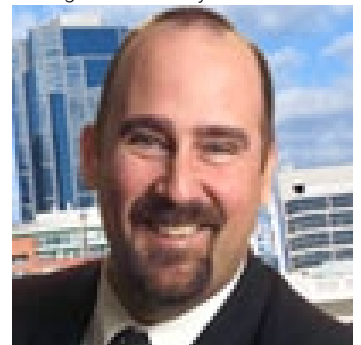


## 2 Royal Vista Link Calgary Alberta

\$885,000

**\*\*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. Occupies the same block as Renert School - ranked #1 elementary school in Alberta by Fraser Institute Report. Situated very close to 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 refer to the City of Calgary Direct Control (DC) 50D2022 land use bylaws for more available uses. 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 building is perfectly located on Corner with outstanding visibility from 112 Avenue NW and Royal Vista Link NW. The plaza offers 2 points of access including direct access from 112 Ave NW and ample parking with 143 parking stalls, 12 bike stalls and loading stalls. The unit has rear door and back signage that provides excellent visibility from 112 Ave NW, ensuring high exposure to the public. Don't miss this fantast...

Listing Presented By:



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