

# \$21,000,000 - 4 Royal Vista Way Nw, Calgary

MLS® #A2197071

**\$21,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Royal Vista., Calgary, Alberta

Urban Realty is proud to offer for Sale a 100% freehold interest in a retail shopping center located at 4 Royal Vista Way NW Calgary Alberta. Royal Vista is 38,745 square feet of neighborhood retail located in the growing community of Royal Vista in the northwest quadrant of Calgary. Royal Vista plaza is 100% leased with a diverse mix of retail tenants, sitting on 4.32 acres and is comprised of gas station with convenience store, three multi-tenant buildings, and a single tenant freestanding building. The investment offers investors a secure long term hold with strong tenants in place that have periodic rent increases to create more cash flow. Most of the remaining leases have 5+ years and all incentives and inducements have been provided by the current Landlord. Royal Vista is being offered for sale at \$21,000,000 which represents a capitalization rate of 6.5%.

Built in 2019

## Essential Information

MLS® #	A2197071
Price	\$21,000,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	4 Royal Vista Way Nw
Subdivision	Royal Vista.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0N2

## Additional Information

Date Listed	February 25th, 2025
Days on Market	61
Zoning	DC

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.