

# \$26,000,000 - 15 Royal Vista Place Nw, Calgary

MLS® #A2221380

**\$26,000,000**

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 Mixed use office and retail center located at

15 Royal Vista Place NW Calgary AB. The property spans 62,000 square feet of Retail, Medical and Office Tenant's and is 100% leased. Sitting on just under 4.26 Acres

the development features a couple free standing buildings currently leased to a national bank and a dental surgeon and a 3-storey mixed use office and retail building containing neighborhood retail and medical Tenant's.

The investment offers investors a secure long-term hold with opportunities to increase cash flow on renewals and build an additional pad site on the property. Most Tenant's have been at the location for 5+ years and there is very little turn over with the Tenant's. The property is being offered for sale at \$26,000,000.00 which represents a capitalization rate of 6.5%

Built in 2013



## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2221380     |
| Price      | \$26,000,000 |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 2013         |
| Type       | Commercial   |
| Sub-Type   | Mixed Use    |
| Status     | Active       |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15 Royal Vista Place Nw |
| Subdivision | Royal Vista.            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 0N2                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 168            |
| Zoning         | DC             |

## Listing Details

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

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