

**AVISON  
YOUNG**



Retail Condo For Sale

# 1110, 2 Royal Vista Link NW

Calgary, Alberta

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2 Royal Vista Link NW

# For Sale






## ROYAL VISTA LANDING

1110, 2 Royal Vista Link NW Calgary, Alberta

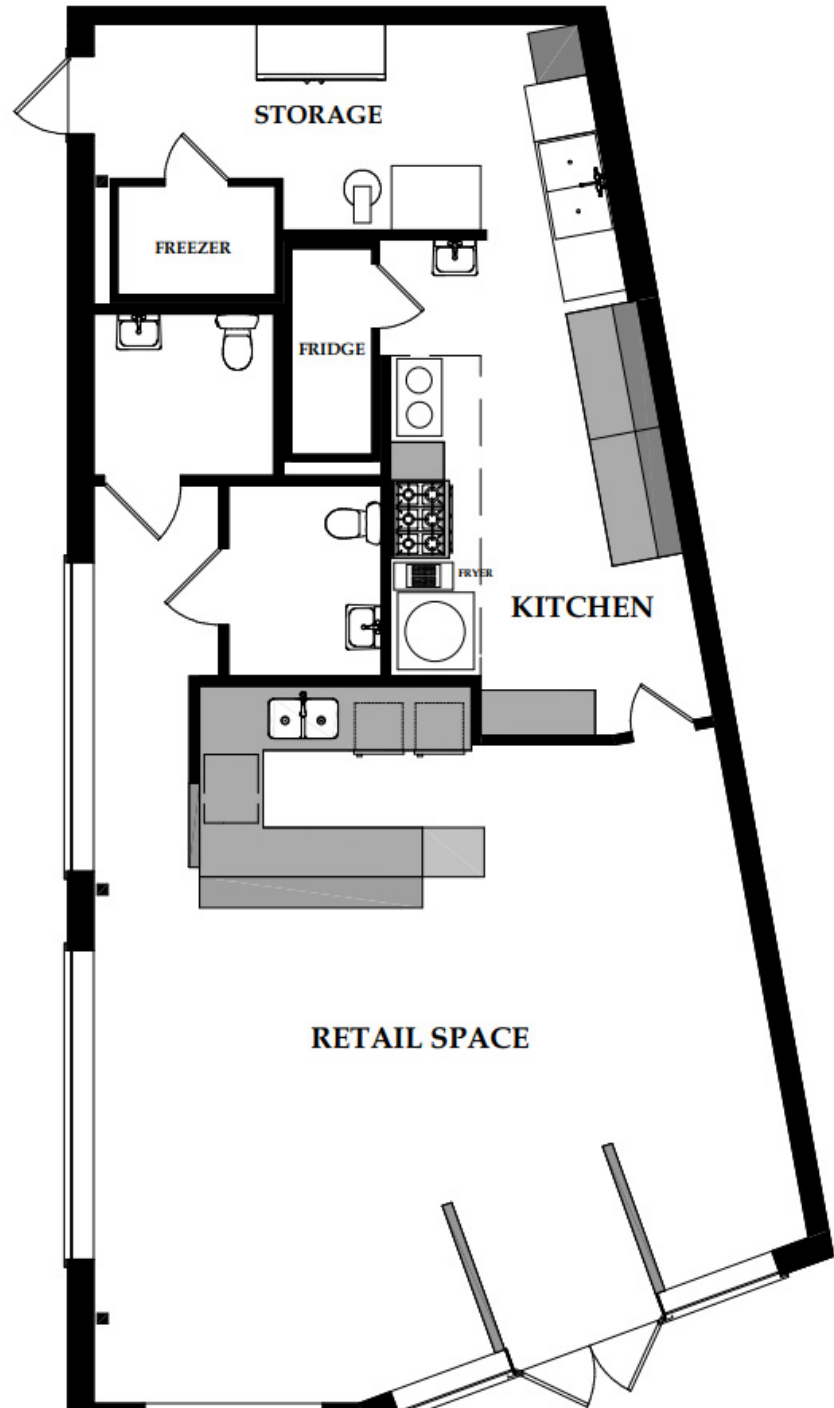
Available Space	1,356.10 sf
Zoning	Direct Control - 50D2022
Year Built	2022
Sale Price	\$815,000.00   \$600.98 psf
Property Taxes	\$15,956.71 (2025)
Condo Fees	\$344.40 / month
Parking	Paved scramble surface parking

Royal Vista Landing presents the opportunity to acquire a corner retail condominium unit in Calgary's Royal Vista Business Park. The property comprises 1,356.10 square feet on the main floor within a newer commercial condominium complex built in 2022.

Currently improved as a restaurant, the unit offers a functional existing layout with an open seating area, bar and eat-up ledge, two 2-piece washrooms, and a kitchen area with a walk-in cooler. The space benefits from frontage to Royal Vista Link NW, and paved surface parking, making it a strong opportunity for owner-users or investors seeking well-located commercial product in an established northwest business node.

-  Corner unit with frontage to Royal Vista Link NW
-  Main floor retail access
-  Existing restaurant build-out with open seating area, bar, and eat-up ledge
-  16 ft roof height, rooftop HVAC, and 225 amp electrical service
-  Walk-in cooler and Two 2-piece washrooms

# Suite 1110 - 1,356.10 sf



# 2 Royal Vista Link NW

## Location overview


Positioned within Royal Vista Business Park in northwest Calgary, the property offers a strong commercial setting with direct frontage to Royal Vista Link NW and convenient access from both Royal Vista Link NW and 112 Avenue NW. The surrounding node is characterized by commercial condominium projects, multi-tenant business developments, automotive users, and service-oriented retail, creating an established business environment for a range of ownership and occupancy profiles.


The location is also supported by a strong mix of nearby everyday amenities. Within roughly 0.4 km are 7-Eleven, Esso, Guardian Pharmacy, Shell, Shoppers Drug Mart, Sobeys Pharmacy, London Drugs, Walmart, Sobeys, and a range of quick-service food options including Domino's Pizza, The Chopped Leaf, Five Guys, Tim Hortons, McDonald's, Subway, and Starbucks.

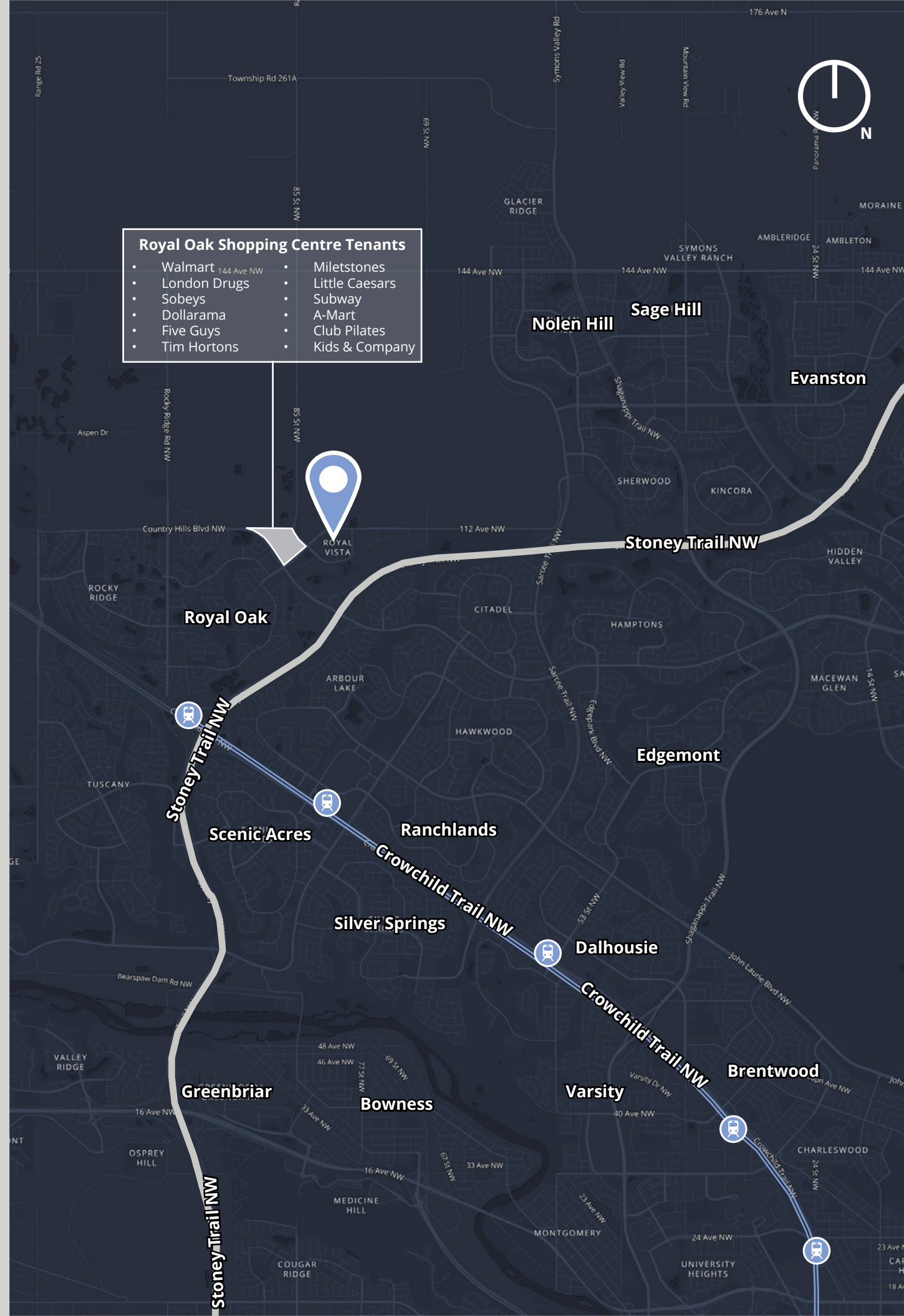
## Household Spending

5 km radius

 Restaurant Spending  
\$8,843.28

 Healthcare  
\$6,305.64

 Personal Care Services  
\$4,339.44



## Demographic Profile

5 km radius


### Who lives here?

**High-income, middle-aged, multi ethnic suburban families**

Multiculture-ish is characterized by high-income, multigenerational households in suburban areas around major Canadian cities. Many residents are immigrants or second-generation Canadians, often from Asian and South Asian backgrounds. These larger families, living in newer homes, enjoy a high standard of living. They tend to value family-friendly activities, including visits to theme parks and sports events, as well as more active pursuits such as participating in various sports and fitness routines. This segment's distinctive blend of cultural appreciation and pursuit of status shapes a lifestyle that is both community-oriented and aspirational.

<https://prizm.environicsanalytics.com/>

 **143,752**  
Population

 **47,927**  
Number of households

 **\$121,432**  
Median household income

 **39.8**  
Median age

# Your Vision Our Expertise

To arrange a tour or  
receive more information,  
contact:

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