



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Retail Condo Unit

For Sale | #240, 500 Royal Oak Dr NW, Calgary, AB T3G 5T5

PROPERTY HIGHLIGHTS

- » An outstanding opportunity to acquire Unit #240 in a fully leased retail plaza at 500 Royal Oak Drive NW.
- » The property is located in a prominent, high-traffic area in northwest Calgary.
- » It is strategically positioned on a corner lot with excellent exposure and easy access.
- » The retail centre benefits from strong visibility in one of Calgary's most established suburban trade areas.
- » Tenants represent health, service, and lifestyle sectors, providing consistent income.
- » The building was constructed in 2014 and features quality construction.
- » The property offers ample surface parking for tenants and customers.
- » The site is zoned C-COR2, allowing for a wide range of commercial uses.

FOR SALE

±3,251 SF

RETAIL STOREFRONT



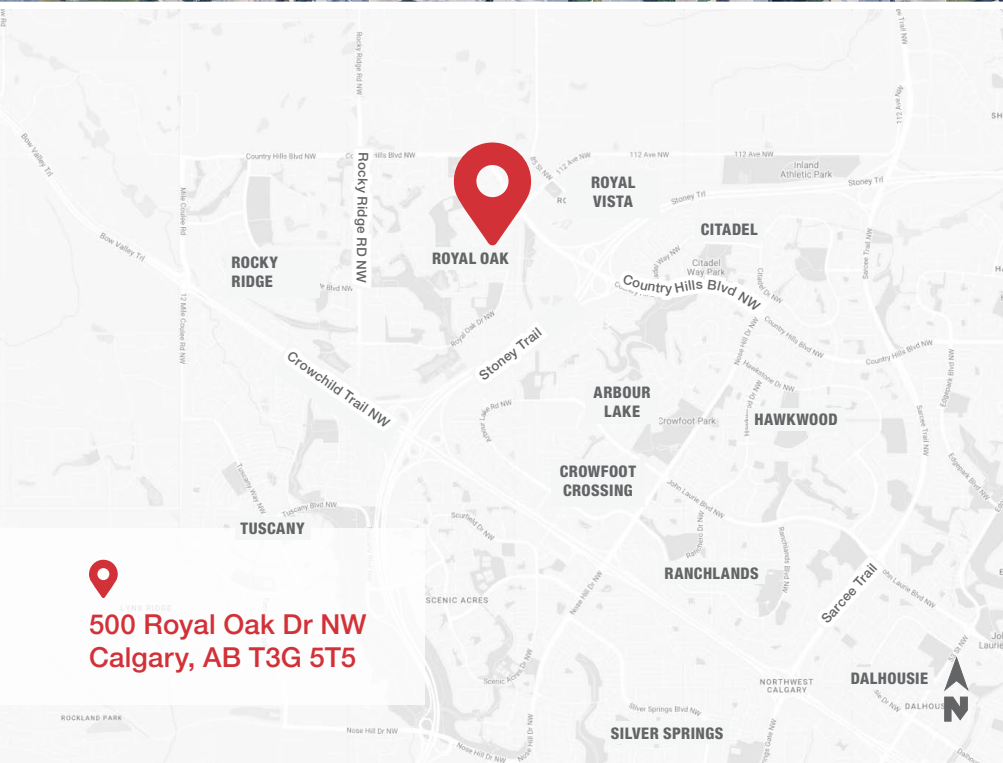
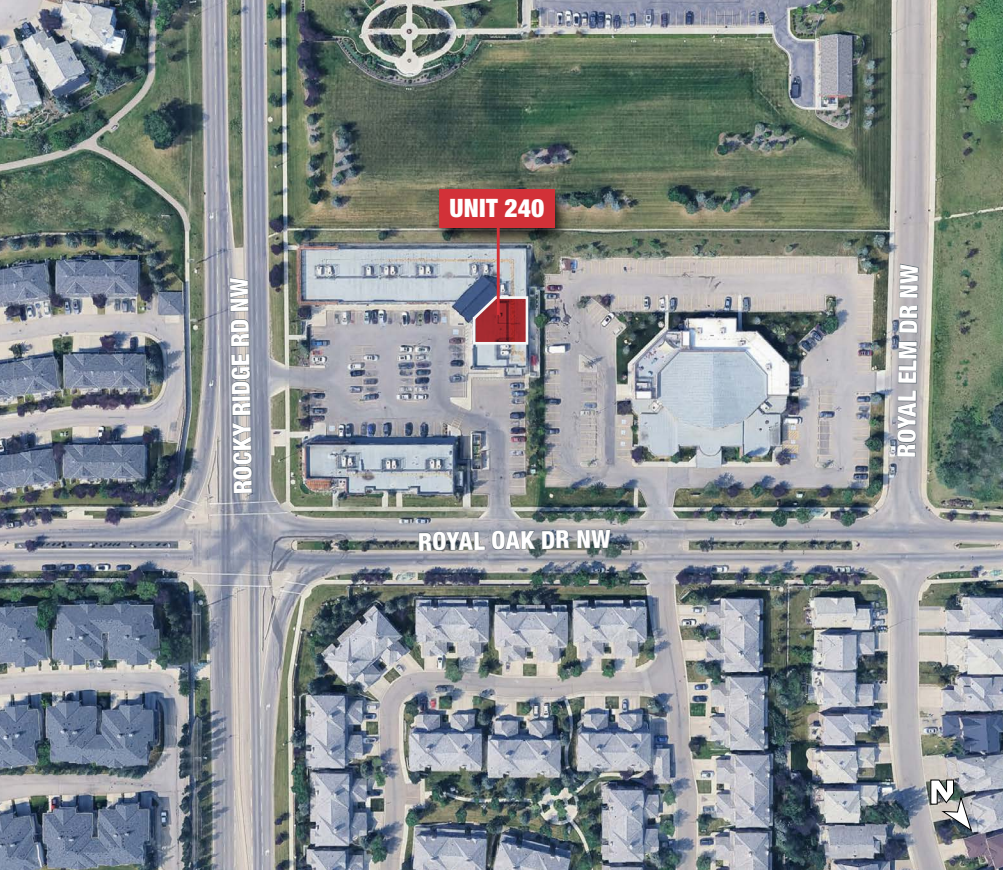
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500 Royal Oak Dr NW
Calgary, AB T3G 5T5

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ABOUT THE PROPERTY

ADDRESS	500 Royal Oak Drive NW
ZONING	C-COR2 (TBV)
YEAR BUILT	2014
BUILDING SIZE	±16, 867 SF
SITE SIZE	±2.27 Acres
UNIT SIZE	±3,351 SF
REVENUE	TBV
TAXES	TBV
ASKING PRICE	Contact listing broker

LOCATION HIGHLIGHT

- » **Strong Surroundings:** Close to residential communities, major retail anchors, and transit routes
- » **High Demand Location:** Continual foot traffic and tenant appeal
- » **Excellent access:** Excellent access to major arterial roads including Country Hills Boulevard NW and Stoney Trail.



Review and execute the Non-Disclosure Agreement [here](#)



Email the fully executed NDA to [Jessie Lial and Eric Stevenson](#)



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Royal Oak Plaza | 500 Royal Oak Dr NW, Calgary, AB, T3G 5T5



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For more information,
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