

FOR LEASE

CORNER RETAIL UNIT

A High-Visibility Corner for Medical, Pharmacy & Health Services

OTHER USES WELCOME

Unit 2130, 4 Royal Vista Way NW, Calgary, AB

Royal Vista Business Park · Corner of Royal Vista Drive NW & 112 Avenue NW

Specific uses subject to zoning, existing exclusives and landlord approval.

BASIC RENT	ADDITIONAL RENT (EST. 2026)
Market	$19.84/SF
SIZE (MAIN FLOOR)	**POSSESSION**
±3,458 SF	Negotiable

RE/MAX COMMERCIAL Excel

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Preliminary information only, subject to change without notice. Not to be relied upon; all information should be independently verified.

AERIAL



LOCATION

Corner of Royal Vista Drive NW and 112 Avenue NW in Royal Vista Business Park, northwest Calgary.

Nearby arterials: Stoney Trail NW and Country Hills Boulevard NW. Community: Royal Oak.

EXPOSURE

- Amazing frontage on both Royal Vista Drive NW & 112 Avenue NW
- Interior corner storefront facing the shopping centre and its parking
- ±180 surface parking stalls

LEGEND

Unit 2130 (approximate outline)

AT A GLANCE

Size	**±3,458 SF**
Basic rent	**Market**
Additional rent	**$19.84/SF (est. 2026)**
Possession	**Negotiable**
Parking	**±180 stalls**

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FLOOR PLAN



KEY PLAN Building B · main floor



Base: City of Calgary addressing plan (2019)

Unit outline and dimensions from the BOMA survey (ANSI/BOMA Z65.1-2010) by Element Land Surveys Inc., dated June 28, 2021. No mezzanine shown.

Schematic for illustration only, not to scale for construction. Dimensions approximate; verify on site.

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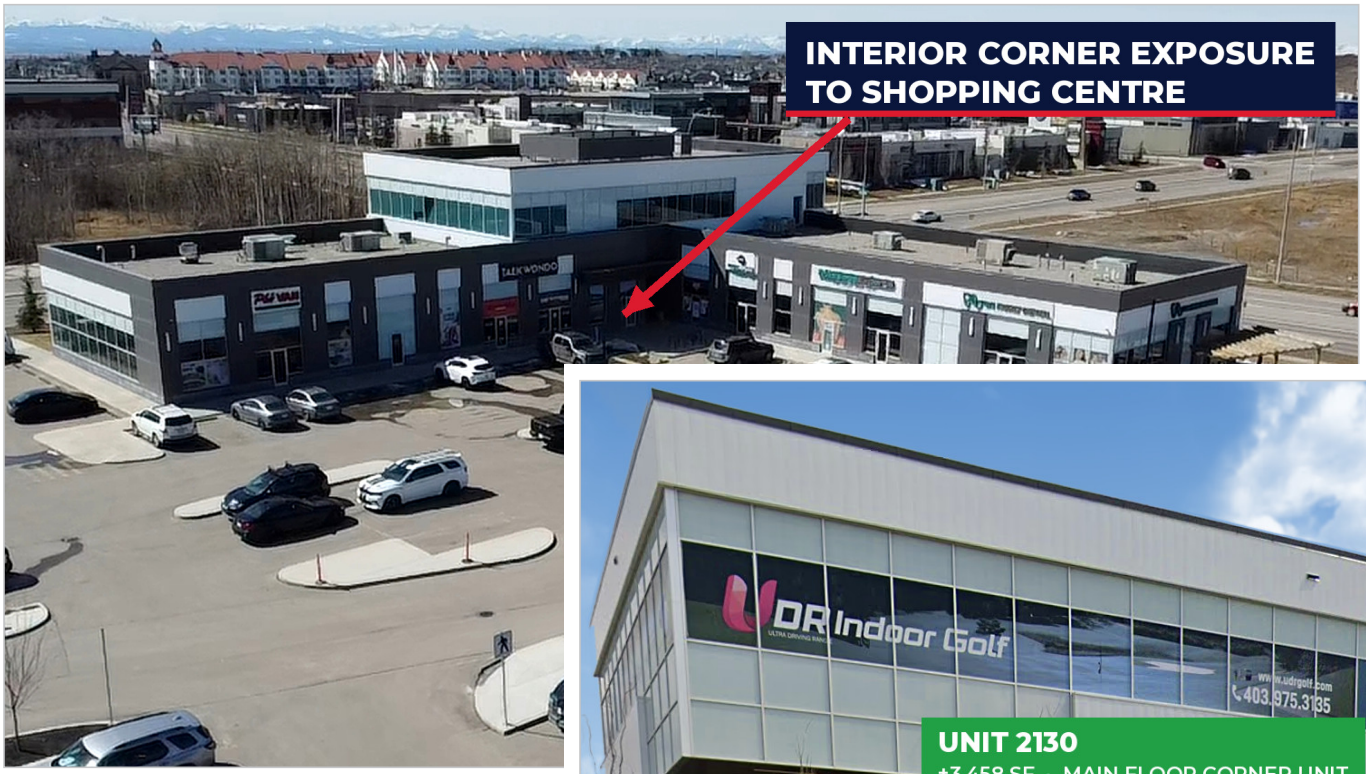
PHOTOS



INTERIOR CORNER EXPOSURE

Building B from the shopping centre parking lot, looking west toward the Rocky Mountains. The interior corner storefront faces the centre and its parking.

TWO-STREET CORNER

View from Royal Vista Drive NW, at the corner of Royal Vista Drive NW and 112 Avenue NW. Unit outlined in green (approximate).

Edited Google Street View image: existing signage removed, proposed window decal shown. Specific uses subject to zoning and landlord approval.



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HIGHLIGHTS

PROPERTY HIGHLIGHTS

- ±3,458 SF main-floor corner unit (BOMA certified rentable area); no mezzanine.
- Approx. 21.00 m (±68.9 ft) along 112 Avenue NW by 15.25 m (±50.0 ft) along Royal Vista Drive NW.
- Storefront frontage on two streets, plus an interior corner storefront facing the shopping centre.
- Building B: two-storey, completed in 2019 and sprinklered.
- ±180 surface parking stalls (4.6 per 1,000 SF).
- Previously a fitness / martial arts studio.
- Zoning: DC Direct Control (Bylaw 50D2022, based on I-B). Health Care Service is a listed use for existing approved buildings, subject to zoning and landlord approval.

ESTABLISHED CO-TENANTS

- 7-Eleven
- Mr. Lube
- Code Ninjas
- Dental clinic
- Daycare
- Indoor golf
- Massage therapy
- Taekwondo studio
- Vietnamese restaurant
- Korean BBQ restaurant
- Pizza restaurant
- Sushi restaurant

LEASE TERMS

Basic rent	**Market**
Additional rent	**$19.84/SF (est. 2026)**
Size	**±3,458 SF**
Possession	**Negotiable**

IDEAL FOR MEDICAL & HEALTH SERVICES

- Medical clinic
- Pharmacy
- Physiotherapy and chiropractic
- Optometry
- Dental specialists
- Mental health and counselling

> **“Healthcare users will find a landlord ready to work with them to meet their clinical requirements.**

ALL OTHER USES WELCOME

Specific uses subject to zoning, existing exclusives and landlord approval.

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DISCLAIMER

IMPORTANT NOTICE

This brochure is preliminary and has been prepared for marketing purposes only. The information in it has been obtained from sources believed to be reliable, including the landlord's records, a BOMA survey, municipal documents, an appraisal and publicly available imagery. REMAX Commercial Excel and its agents have not verified all of it and make no representation, warranty or guarantee, express or implied, as to its accuracy, completeness or currency.

All information is subject to change, errors, omissions, prior lease or withdrawal without notice. It is not to be relied upon and does not form part of any offer or agreement. Prospective tenants and their advisors should independently verify all information, including areas, dimensions, rents, operating costs, zoning, permitted uses and building systems, before making any decision.

Areas are approximate and based on a BOMA survey (ANSI/BOMA Z65.1-2010) by Element Land Surveys Inc. dated June 28, 2021. Additional rent is a landlord estimate for 2026 and is subject to annual adjustment and reconciliation. Floor plans, outlines and dimensions shown on images are approximate and for illustration only.

Specific uses, including medical, health care and pharmacy uses, are subject to zoning, existing exclusive and restrictive use provisions in favour of other tenants, municipal approvals and landlord approval. Nothing in this brochure is a representation that any particular use is permitted.

Some images have been edited: existing signage has been removed and a proposed window decal added to a Google Street View image, and colour and sky have been adjusted. Aerial imagery: Google. Drone photographs taken April 2025.

REMAX Commercial Excel is independently owned and operated.

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FOR MORE INFORMATION

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