



2130, 2 Royal Vista Link NW
Calgary, Alberta

MLS # A2285326

\$30,000 per month



Division: Royal Vista

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,164 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Excellent opportunity to take over a fully improved commercial space in a prime location. Situated in the well-established and highly desirable Royal Vista area, the property is surrounded by mature residential communities, strong household demographics, and a vibrant commercial corridor with consistent daily traffic. Located directly across from Renert School and near 112 Avenue NW, the site benefits from excellent visibility, convenient access, and ample on-site parking. The lively streetscape and established surrounding businesses create strong exposure to both local residents and visitors, making this an excellent location to grow a business. The 1,164 sq. ft. unit features a functional multi-room layout including a reception area, three private rooms, two washrooms, and rear access. The existing improvements make the space especially well suited for medical, wellness, education, and professional service uses. Ideal for: • Family medical clinic • Optometry or eye care clinic • Hearing and audiology services • Dental clinic • Veterinary clinic • Physiotherapy and rehabilitation services • Chiropractic clinic • aesthetics clinic • Tattoo studio • Tutoring or educational programs Lease term is 5 years with renewal option available, with more than 3 years remaining on the current term. All uses are subject to landlord approval and applicable zoning and development requirements. Base rent is \$33 PSF (Years 1–3) and \$34 PSF (Years 4–5). OP estimated \$15 PSF