



GRASSROOTS
REALTY GROUP

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2130, 2 Royal Vista Link NW
Calgary, Alberta

MLS # A2330710



\$30,000

Division: Royal Vista

Type: Business

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: n/a

Fully improved 1,164 sq. ft. commercial unit available through lease assignment in Royal Vista. Located directly across from Renert School and near 112 Avenue NW, the property offers excellent visibility, convenient access, and ample on-site parking within an established residential and commercial area. The unit includes a reception area, three private rooms, two washrooms, and rear access. The existing layout is well suited for medical, wellness, educational, and professional service uses, including medical, dental, optometry, audiology, physiotherapy, chiropractic, aesthetics, veterinary, tattoo, and tutoring services. More than three years remain on the current five-year lease, with a renewal option available. Base rent is \$33.00 per sq. ft. for Years 1–3 and \$34.00 per sq. ft. for Years 4–5. Operating costs are estimated at \$15.00 per sq. ft. This opportunity is available by assignment of the existing lease only; subleasing is not permitted. All proposed uses and any lease assignment are subject to landlord approval, as well as applicable zoning and development requirements.