



GRASSROOTS
REALTY GROUP

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1130, 12 Royal Vista Way NW
Calgary, Alberta

MLS # A2340797



\$775,000

Division: Royal Vista

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,163 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: na

Excellent investment and owner-user opportunity in NW Calgary's desirable Royal Oak community. The property is currently fully leased to a successful restaurant, providing immediate rental income. The current lease renewal option is coming up in 2027, offering an excellent opportunity for a future owner to take advantage of the existing, fully built-out and professionally finished restaurant space and operate their own business. This is a rare opportunity to acquire a commercial property with a professional restaurant build-out already in place, saving significant time and construction costs. Ideal for investors or entrepreneurs looking to establish their own restaurant business in a highly desirable NW Calgary location.