

# ONKAR REALTY

## RETAIL CONDO UNIT FOR SALE

Unit # 224, 500 Royal Oak Dr NW Calgary AB



Very good opportunity to buy investment property in very vibrant community Royal Oak in Northwest Calgary, a very good location which has only 10 minutes drive to Stoney Trail circle route of Calgary, 15 Minutes drive to Highway 1 and 15 minutes drive to Highway 2. Retail Centre 5 minutes walking distance to Rocky Ridge and Tuscany LRT Station. Good Income Triple Net Long Term Lease with Renewal options.

### Property Details:

Built in 2014

Vignette Nails & Spa

Common Area Expenses

Zoning:

Parking:

### Business in the Plaza:

*Olympia Liquor Store, Medical Clinic, Pharmacy, Daycare, Coffee Shop, Dance School, Dental Clinic, Pet Clinic, Pet Daycare, Indian Restaurant, Music School, Massage and Barber Shop Coming Soon.*

Possibility:

### Asking price:

**\$899,500**

Approximately 28,000 sf Condominium Complex

1,200 sf Net Lease at \$40.00 / sf Lease Expiring 2024

\$18.50 / sf Estimated for year 2022

CN2 (TBV)

Ample

*Adjacency to Olympia Liquor Store, Medical Clinic, Pharmacy, Daycare, Coffee Shop, Dance School, Dental Clinic, Pet Clinic, Pet Daycare, Indian Restaurant, Music School, Massage and Barber Shop Coming Soon.*

Adjacent Unit can be purchased for same Price

### Manjit Bahia

Broker | Partner

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Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

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[www.onkarrealty.com](http://www.onkarrealty.com)

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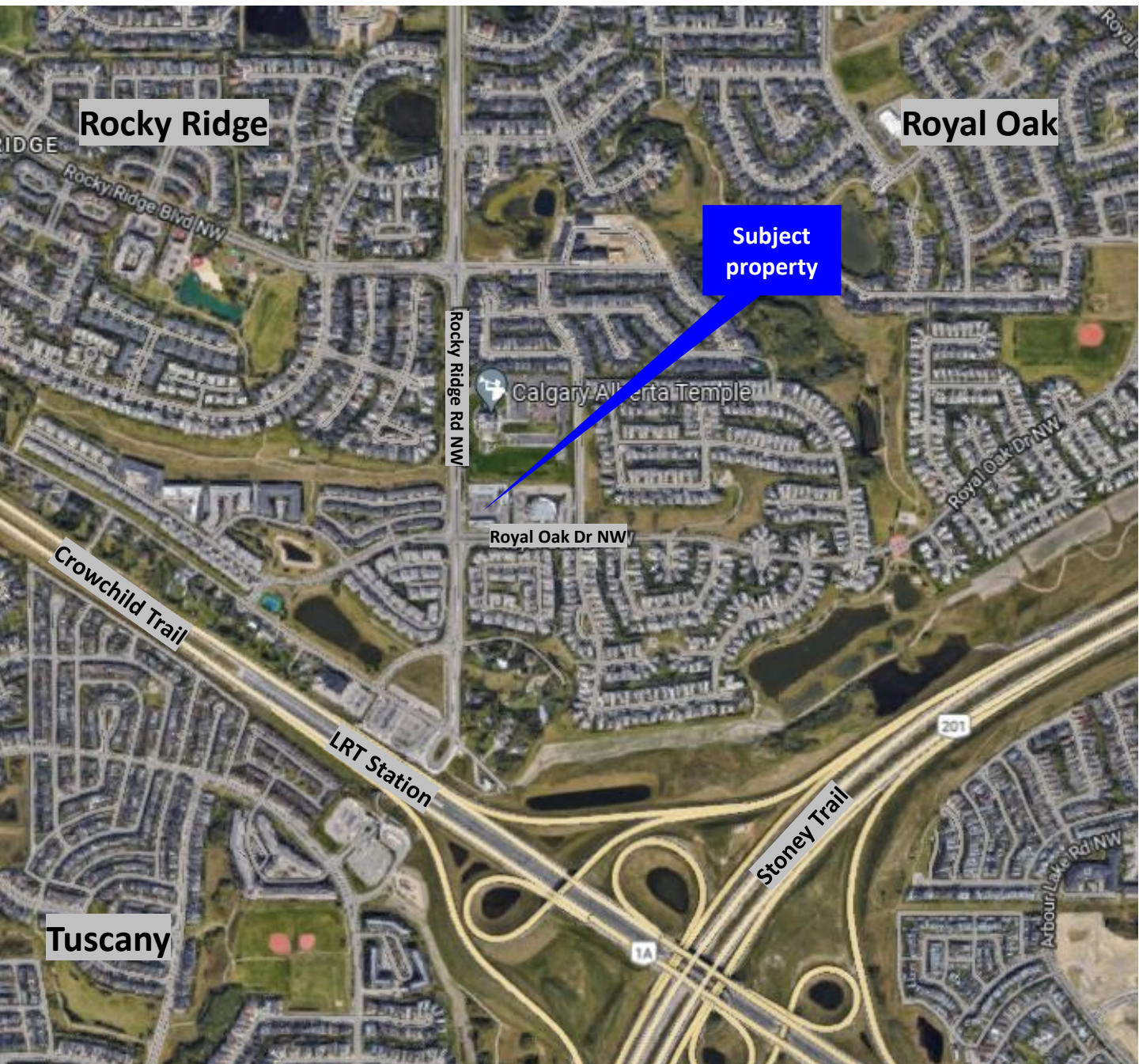
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## Location of Royal Oak Plaza NW Calgary

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