

**240, 500 Royal Oak Drive NW**  
**Calgary, Alberta**

**MLS # A2269685**



# \$2,450,500

**Division:** Royal Oak

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,626 sq.ft.

**Zoning:** C-N2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

An outstanding opportunity to acquire units 9 and/or 10 in a fully leased retail plaza at 500 Royal Oak Drive NW, a prominent and high-traffic location in northwest Calgary. Strategically situated on a corner lot with excellent exposure and convenient access, this modern retail centre benefits from strong visibility in one of Calgary's most established suburban trade areas. Unit 9 has a long term tenant in place and Unit 10 is vacant. The property hosts a diverse mix of stable, long-standing tenants across health, service, and lifestyle sectors, offering investors consistent income and zero vacancy. Constructed in 2014, the building features quality construction, ample surface parking, and attractive curb appeal—positioning it for longterm value and low-maintenance ownership. Zoned C-COR2, the site is surrounded by a blend of residential communities, major retail anchors, and key transit routes, ensuring continued foot traffic, tenant demand, and potential future redevelopment upside. A rare chance to secure a turn-key investment with strong cash flow, excellent tenant covenant, and a presence in one of northwest Calgary's most active retail nodes.