

**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.