

**0 Royal Vista Way NW**  
**Calgary, Alberta**

**MLS # A2236757**



**\$92,000**

**Division:** Royal Vista

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Ram Cafe

**Size:** 1,345 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call list agent

Located in the sought-after Royal Vista NW area, Destination Pointe is a modern retail and office development built in 2017. This stylish complex features expansive windows, contemporary architecture, and soaring 13-foot ceilings. Zoned IB (Industrial Business), the space is well-suited for a variety of uses including retail, medical, and food and beverage operations. This ground-floor unit spans 1,345 sq. ft. and is currently home to a successful coffee shop generating consistent income. Whether you choose to continue the current concept or introduce your own vision, this space offers great potential. Enjoy the benefits of high visibility and strong foot traffic, thanks in part to the nearby Renert private school. Tenants and visitors also appreciate the ample on-site parking and close proximity to major amenities like the Royal Oak Walmart Supercentre, public transit, and key transportation routes.