Unique industrial opportunity available in northwest Calgary

Situated in Royal Vista in Calgary, this industrial business space offers convenient access to major routes like Stoney Trail and Country Hills Boulevard and just minutes from the Calgary International Airport.

The area is supported by nearby amenities, including retail centres, business services, and vibrant residential communities, providing convenience for employees and customers alike. This property is well-suited for a variety of industrial operations, making it a practical choice for businesses looking to grow.

Nearby amenities including restaurants, cafes, retail shops, personal service, and more

Immediate access to Stoney Trail and Country Hills Blvd

Ideal for a small-bay tenant

Leasing Contacts

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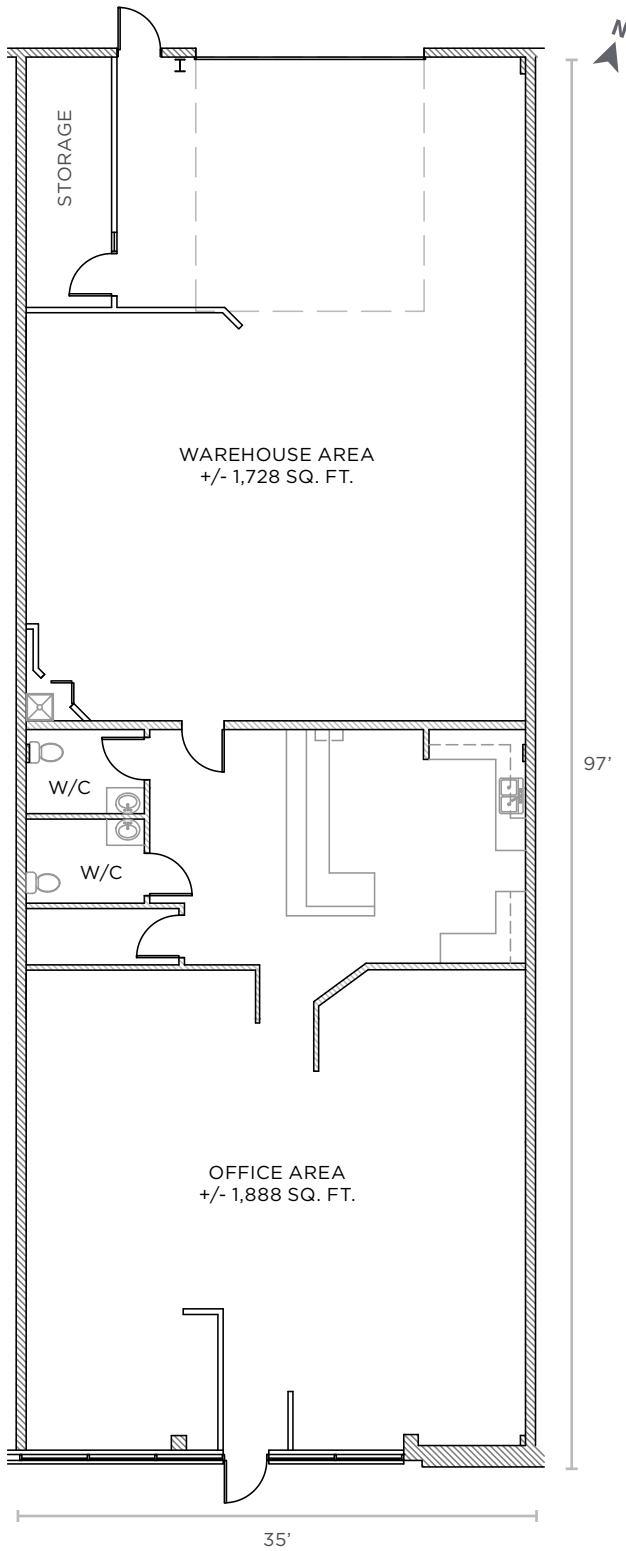**E-mail:** bdavies@oneproperties.com

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STORAGE

WAREHOUSE AREA
+/- 1,728 SQ. FT.

W/C

W/C

OFFICE AREA
+/- 1,888 SQ. FT.

97'

35'

N

Details

Municipal Address	Unit 24 - 7700 110 Avenue NW, Calgary
Area Available	+/- 3,616 SQ. FT.
Office Area	+/- 1,888 SQ. FT.
Warehouse Area	+/- 1,728 SQ. FT.
Zoning	DC (Direct Control) District
Availability	Immediate
Clear Height	28 FT.
Power	TBC
Loading	1 (16' x 18') drive-in door
Lease Rate	Market
Operating Costs	$13.69/SQ. FT. (2025 Estimate)
Additional Features	Close proximity to amenities and public transportation

112 Ave NW

76 St NW

110 Ave NW

N

Learn more:
oneproperties.com/royal-vista

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