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## 556, 260300 WRITING CREEK CRESCENT FOR SALE



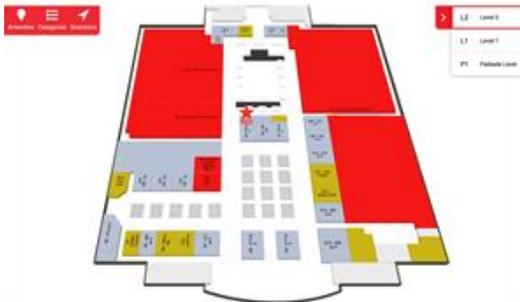
Commercial Real Estate > Commercial Property for Sale

**Location**  
Balzac, Alberta

**Listing ID:**  
27147

**MLS ID:**  
A2184299

**\$299,900**



**TAO GUO**  
 (403) 800-0589

Skyrock  
 403-800-0589

556, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0X8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 504	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Nearest Town</b> Calgary	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 1810813	<b>Building Area (Sq. Ft.)</b> 126.00	<b>Building Area (Sq. M.)</b> 11.71
<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks	<b>Reports</b> Call Lister

Lease it (MLS: A2122737) or Buy it (MLS: A2184299)! A rare opportunity to lease or purchase a Food Bar Unit (R03) at New Horizon Mall, just minutes away from Calgary and right beside CrossIron Mills. Highlights: Prime Location: Only 5 minutes' drive from Calgary, New Horizon Mall is an architectural landmark near Balzac. Unit Size: 126 sq.ft., located immediately in front of the elevator on the 2nd floor food court – maximum visibility and foot traffic. Mall Features: Over 500 international vendors offering retail, restaurants, and services. Anchor tenants such as The Best Shop drive strong traffic. Entertainment Hub: Directly beside Sky Castle, a 34,000 sq.ft. family entertainment center that attracts Calgary families year-round. Convenience: Underground parking available for customers, especially during winter. Perfect Use: Snacks and drinks without heavy cooking, such as bubble tea, milk tea, coffee, smoothies, fruit drinks, ice cream, cupcakes, biscuits, or similar concepts. Don't miss this rare chance to establish your business in the heart of New Horizon Mall's food court!

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