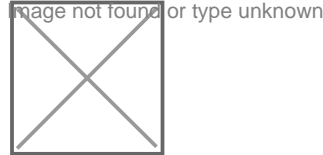


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## #B10 A, 260300 WRITING CREEK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Balzac, Alberta



**Listing ID:**  
28615


**MLS ID:**  
A2163882

**\$99,900**



 **SAEED MOHAMMAD**  
 (403) 457-4292

 Royal LePage Mission Real Estate  
 403-457-4292

 #B10 A, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0G3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 157	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Building Type</b> Retail	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1810813	<b>Building Area (Sq. Ft.)</b> 144.00	<b>Building Area (Sq. M.)</b> 13.38
<b>Lot Size (Sq. Ft.)</b> 144	<b>Lot Size (Acres)</b> 0.00	<b>Inclusions</b> WHERE IA AS IS
<b>Restrictions</b> None Known	<b>Reports</b> None	

That sounds like an exciting opportunity! A developed shop of 144 square feet for \$99,900 in a mall with successful businesses already operating is quite appealing. The fact that it's turnkey and already rented out with tenants who want to stay adds even more value, as it could provide immediate rental income without the need for any additional setup or tenant search.

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