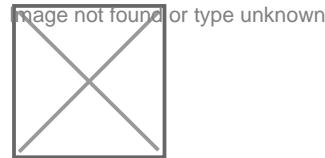


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 311, 260300 WRITING CREEK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Balzac, Alberta

**Listing ID:**  
32303

**MLS ID:**  
A2260478

**\$64,900**



 **JASON CHOI**  
 (403) 399-8124

 First Place Realty  
 403-547-8401

 311, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0X8

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	127
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
DC	NONE	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2018	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	1810813	146.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
13.56	None	Condo/Strata Approval

#### **Reports**

Floor Plans, Title

Stop paying rent and start building equity in your own space at New Horizon Mall! Located across from Cross Iron Mills, this area attracts shoppers from all over, making it a prime spot to become your own boss. This is the best-priced, completely developed boutique unit available in the mall, making now the perfect time to invest. With new stores opening every week and the massive Sky Castle indoor playground, New Horizon Mall is a top destination for family fun and shopping. The total monthly expense is approximately \$391, which includes the 2025 property tax (\$50.23), condo fees (\$310.68), and estimated electricity (\$20-\$30).

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