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## B05, 260300 WRITING CREEK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Balzac, Alberta



**Listing ID:**  
35374


**MLS ID:**  
A2313791

**\$155,000**



 **ALLEN MEHRI**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 B05, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0X8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> c1	<b>Subdivision</b> NONE	<b>Nearest Town</b> Balzac
<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> b05	<b>Building Area (Sq. Ft.)</b> 484.00
<b>Building Area (Sq. M.)</b> 44.96	<b>Cooling</b> Central Air	<b>Heating</b> See Remarks
<b>Restrictions</b> See Remarks	<b>Reports</b> Call Lister	

SHOW AND SELL — PRIME LOCATION AT NEW HORIZON MALL! Exceptional opportunity to own one of the best commercial units in the complex! Unit B05 is perfectly positioned just steps from the stage area and directly by the escalator, offering outstanding visibility and continuous high foot traffic. You simply will not find a better location than this! New Horizon Mall continues to grow as a premier family destination, featuring popular attractions such as Sky Castle Roller Skating Rink and Sky Castle Indoor Playground, bringing more visitors and shoppers to the mall every day. Be your own boss today or secure an excellent investment opportunity in one of the fastest-growing malls in the region. Featuring 484 Sq.Ft. of gross area with TWO separate titles, this unit provides flexibility, value, and tremendous future potential. Long-term tenants currently occupy the space and would love to stay, creating a turnkey investment opportunity with stable income potential from day one. Please do not approach the tenants or ask them any questions directly. All inquiries and showings must be arranged through the listing agent. Prime location • Maximum visibility • High traffic exposure • Family entertainment destination • Two titles included • Excellent future growth potential Buy now while prices are still low and be part of the exciting future of New Horizon Mall! Two titles.....

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