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177, 260300 WRITING CREEK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Rocky View County, Alberta



Listing ID:
29312


MLS ID:
A2193323

\$99,900



 **RAMI LALRIA**
 (855) 623-6900

 Real Broker
 855-623-6900


177, 260300 Writing Creek Crescent , Rural Rocky View County , Alberta T4A 0X8

Transaction Type For Sale	Days On Market 160	Zoning DC
Subdivision NONE	Nearest Town Calgary	Building Type Shopping Centre
Year Built 2018	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 1810813	Building Area (Sq. Ft.) 145.00
Building Area (Sq. M.) 13.47	Lot Size (Sq. Ft.) 145	Lot Size (Acres) 0.00
Inclusions N/A	Restrictions Board Approval,Non-Smoking Building,Pets Not Allowed	Reports Condo/Strata Bylaws,Title

Why rent an office when you can own your own commercial space with the chance of it appreciating? CORNER UNIT - BUILT OUT - GOOD OPPORTUNITY. It's finally a good time to start investing in this mall as prices have come down, while the mall is becoming busier and busier each day. Get in while the prices are low and it's a great deal. There are many businesses doing really well in this mall now, such as the electric scooter shop (they bought multiple units), hair salons, tailors, and many others. The owner renovated this unit, putting in flooring, electrical, paint, and more. It's ready to be used as an office or another type of business. The play place above is a very popular family destination, allowing them to shop around at the same time. The condo fees here are low, only \$297.01 per month. Other types of businesses seen here include gift shops, ice cream, cafes, rugs, tech repairs, real estate offices, hair salons, barbers, tailors, collector items, health products, cultural stores, and many more. This would be a good location to set up if you also had an online store and needed a storefront. There is also plenty of parking, including underground parking for the winter days. In addition, many events are held here, bringing in new people to the mall and supporting other businesses. Best of all, everyone is friendly and gets along with each other. You don't see that often with businesses. Call your favorite realtor for a showing today.

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