

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.

## 177, 260300 WRITING CREEK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Rocky View County, Alberta



**Listing ID:**  
31593


**MLS ID:**  
A2245725

**\$99,900**



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

 Real Broker  
 855-623-6900

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 122	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Nearest Town</b> Calgary	<b>Building Type</b> Shopping Centre
<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1810813	<b>Building Area (Sq. Ft.)</b> 145.00
<b>Building Area (Sq. M.)</b> 13.47	<b>Lot Size (Sq. Ft.)</b> 145	<b>Lot Size (Acres)</b> 0.00
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval,Non-Smoking Building,Pets Not Allowed	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.