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## S07, 260300 WRITING CREEK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Balzac, Alberta



**Listing ID:**  
33332


**MLS ID:**  
A2275788

**\$169,000**



 **VIRAL BAGADIA**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 S07, 260300 Writing Creek Crescent , Balzac , Alberta T4A0X8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 82	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2018
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1810813	<b>Building Area (Sq. Ft.)</b> 420.00	<b>Building Area (Sq. M.)</b> 39.02
<b>Inclusions</b> NA	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

Discover an incredible opportunity at New Horizon Mall, one of Calgary's fastest-growing shopping destinations, conveniently located next to CrossIron Mills. Just minutes from both Calgary and Airdrie, this vibrant retail hub attracts a diverse mix of local and international visitors, offering exceptional visibility and foot traffic for your business. This prime food court unit is strategically positioned ensuring maximum exposure and easy access for customers. The mall features major anchor tenants, including a popular indoor children's playground, drawing in a steady stream of families daily. With an established customer base, this unit provides a strong foundation for consistent sales and business growth. Additionally, owning this space means you can eliminate rental costs while building equity and benefiting from long-term capital appreciation. Don't miss this rare chance to own a high-exposure commercial space in one of Calgary's most dynamic retail centers. Book your private viewing today!

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