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B01, 260300 WRITING CREEK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Rural Rocky View County, Alberta



Listing ID:
33705


MLS ID:
A2281083

\$99,000



 **YAN GONG**
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 RE/MAX House of Real Estate
 403-287-3880


B01, 260300 Writing Creek Crescent , Rural Rocky View County , Alberta T4A 0X8

Transaction Type For Sale	Title Fee Simple	Days On Market 70
Lease Amount 500.00	Lease Frequency Monthly	Zoning DC
Subdivision NONE	Nearest Town Calgary	Building Type Commercial Mix, Major Shopping, Mixed Use, Office Building, Retail, Shopping Centre
Year Built 2018	Structure Type Retail	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
Electric Certified Volts/Amps	Cooling Central Air	Heating Central, Natural Gas
Inclusions N/A	Restrictions Board Approval	Reports None

The single size unit is available for SALE with existing tenant (12-month lease with option to renew). VERY CLOSE to the mall WEST MAIN ENTRANCE!!! New Horizon Mall offers a culturally diverse shopping experience featuring independent businesses from around the world. Newly constructed 320,000 sq. ft. enclosed mall development. NO provincial sales tax and low provincial and corporate tax. Bright, modern space offering full-enclosed exclusive retail / office premises. Close to CrossIron Mills Mall, COSTCO, AMAZON distribution center etc. Conveniently located along Hwy 2 with exposure to 110,000 vehicles per day. 7 minutes north of Calgary International Airport. Special reduced purchase price, available for a limited time only. Ideal for long term investors. Over 250 unique stores with treasures you won't find in big box malls! Including the Anchors: The BEST SHOP & SkyCastle Indoor Playground and SkyCastle Roller Rink etc. The BEST time to purchase is NOW!!!

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