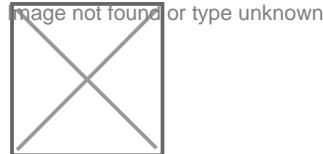


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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** (403) 816-6886 RE/MAX House of Real Estate 403-287-3880

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

Transaction Type	Title	Days On Market
For Sale	Fee Simple	8
Lease Amount	Lease Frequency	Zoning
500.00	Monthly	DC
Subdivision	Nearest Town	Building Type
NONE	Calgary	Commercial Mix, Major Shopping, Mixed Use, Office Building, Retail, Shopping Centre
Year Built	Structure Type	Property Type
2018	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	1810813	145.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
13.47	145	0.00
Electric	Cooling	Heating
Certified Volts/Amps	Central Air	Central, Natural Gas
Inclusions	Restrictions	Reports
N/A	Board Approval	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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