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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**  
 (403) 816-6886

 RE/MAX House of Real Estate  
 403-287-3880

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 127
<b>Lease Amount</b> 500.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> DC
<b>Subdivision</b> NONE	<b>Nearest Town</b> Calgary	<b>Building Type</b> Commercial Mix, Major Shopping, Mixed Use, Office Building, Retail, Shopping Centre
<b>Year Built</b> 2018	<b>Structure Type</b> Retail	<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>Electric</b> Certified Volts/Amps	<b>Cooling</b> Central Air	<b>Heating</b> Central, Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> 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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