

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.

## MIXED,RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Balzac, Alberta



**Listing ID:**  
21778


**MLS ID:**  
A2069735

**\$189,000**



 **NATALIYA PRYKHODKO**  
 40--

 **REAL ESTATE PROFESSIONALS INC.**  
 403-547-4102

  
72, 260300 Writing Creek Crescent , Balzac , Alberta T4A 0X8

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

290

**Business Type**

Mixed,Retail

**Zoning**

DC131

**Subdivision**

NONE

**Building Type**

Commercial Mix,Condo Complex,Major Shopping,See Remarks

**Year Built**

2018

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

1810813

**Building Area (Sq. Ft.)**

151.00

**Building Area (Sq. M.)**

14.03

**Commercial Amenities**

Elevator Passenger,Safety Glass

**Access to Property**

Airport Nearby,Direct Access,See Remarks,Two-Way Access

**Inclusions**

NONE

**Restrictions**

Non-Smoking Building,Pets Not Allowed,See Remarks

**Reports**

Building Plans

Amazing location: close to East entrance with great accessibility, exposure, privacy and possibility to use additional space from common area!... Great for different businesses as retail, educational, medical or office activities (accounting, insurance etc.) based on limited floor space (single size unit). New modern condo building has plenty of free outdoor and heated underground parking. Owner is open to use the option "Lease to Own". "Municipal" mall address is G55.

**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.