



**GRASSROOTS**  
REALTY GROUP

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**B05, 260300 Writing Creek Crescent  
Balzac, Alberta**

**MLS # A2313791**



**\$120,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** New Horizon Mall

**Bus. Name:** -

**Size:** 484 sq.ft.

**Zoning:** c1

**Heating:** See Remarks

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public, See Remarks

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** -

SHOW AND SELL &mdash; PRIME LOCATION AT NEW HORIZON MALL! Exceptional opportunity to own one of the best commercial units in the complex! Unit B05 is perfectly positioned just steps from the stage area and directly by the escalator, offering outstanding visibility and continuous high foot traffic. You simply will not find a better location than this! New Horizon Mall continues to grow as a premier family destination, featuring popular attractions such as Sky Castle Roller Skating Rink and Sky Castle Indoor Playground, bringing more visitors and shoppers to the mall every day. Be your own boss today or secure an excellent investment opportunity in one of the fastest-growing malls in the region. Featuring 484 Sq.Ft. of gross area with TWO separate titles, this unit provides flexibility, value, and tremendous future potential. Long-term tenants currently occupy the space and would love to stay, creating a turnkey investment opportunity with stable income potential from day one. Please do not approach the tenants or ask them any questions directly. All inquiries and showings must be arranged through the listing agent. Prime location &bull; Maximum visibility &bull; High traffic exposure &bull; Family entertainment destination&bull; Excellent future growth potential Buy now while prices are still low and be part of the exciting future of New Horizon Mall! .....