



GRASSROOTS
REALTY GROUP

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146, 260300 Writing Creek Crescent
Balzac, Alberta

MLS # A2332907



\$129,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	New Horizon Mall
Bus. Name:	-
Size:	223 sq.ft.
Zoning:	DC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Prime location, location, location! This rare transparent (see-through) retail unit is ideally situated near the West Entrance of New Horizon Mall, offering outstanding visibility and exposure to shoppers. One of the few units with this desirable layout, making it an attractive option for a wide range of retail or service businesses. Strategically located just minutes from Calgary International Airport, CrossIron Mills, and major transportation corridors, this property benefits from strong long-term growth potential in one of Alberta's fastest-developing commercial areas. The unit is currently under a long-term lease, providing stable rental income and making it an excellent turnkey investment. Whether you're looking to expand your investment portfolio, add a retail asset to your rental holdings, or secure a property in a high-growth location for future appreciation, this opportunity deserves your attention.