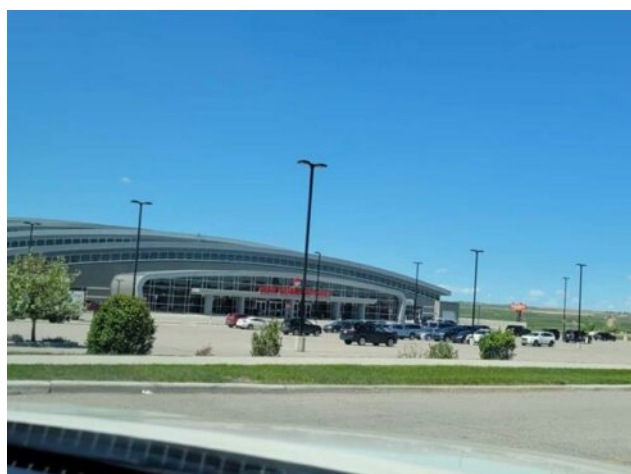


**H7, 260300 Writing Creek Crescent  
Balzac, Alberta**

**MLS # A2277436**



# \$145,900

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**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

This is an excellent opportunity for a small retail business to take advantage of the rising demand at the Horizon Mall adjacent to the Cross iron Mills property. Transparent unit with excellent visibility, situated near the escalator and benefiting from strong foot traffic. You Can look this unit as you enter from highway side entry of mall. The mall is primarily over it's growing pains and well positioned for very positive retail future high demand for retail services of all types. Currently rented out.