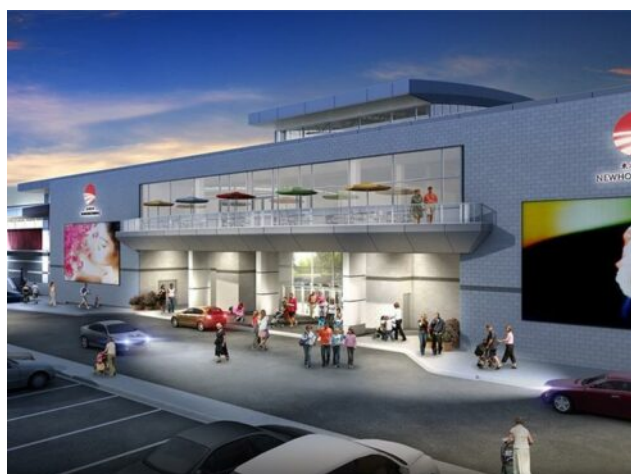


**B01, 260300 Writing Creek Crescent
Rural Rocky View County, Alberta**

MLS # A2281083



\$99,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: New Horizon Mall

Bus. Name: -

Size: 145 sq.ft.

Zoning: DC

Heating: Central, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.00 Acre

Lot Feat: -

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!!!