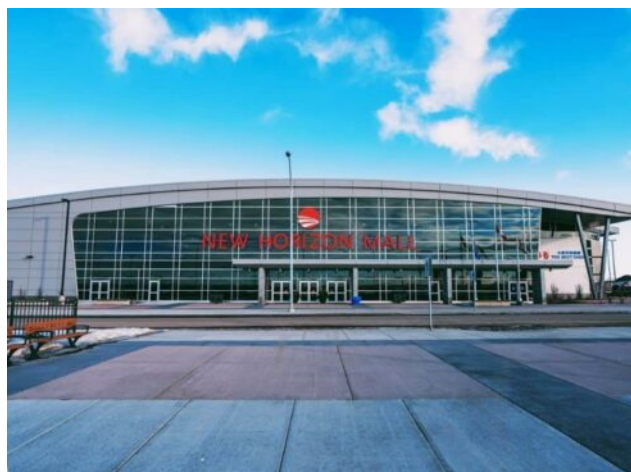


**H09, 260300 Writing Creek Crescent  
Balzac, Alberta****MLS # A2245386****\$169,900****Division:** NONE**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 436 sq.ft.**Zoning:** DC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

This brand-new 436 sq ft triple unit is in a prime high-traffic area of New Horizon Mall, right next to the south entrance and escalator, offering outstanding visibility for your business. New Horizon Mall is home to a diverse mix of retail and service businesses and continues to grow in popularity—especially with the recent openings of anchor tenants like The Best Shop and Prairie Horizon Fresh Market, both of which draw significant customer traffic. Additional features include underground customer parking, ideal for the winter months. Don't miss out on this affordable and strategic location.