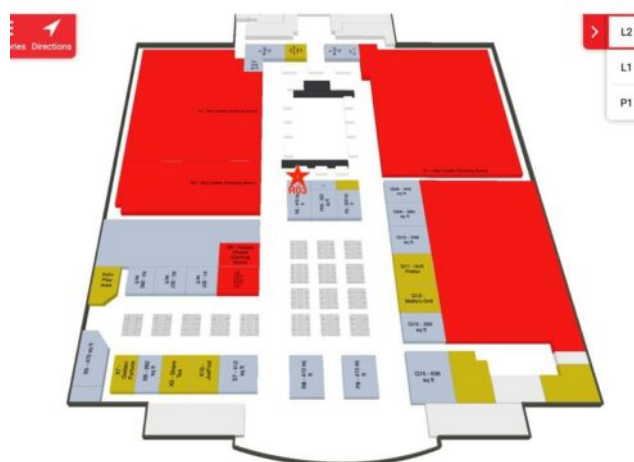


**R03 (Food Bar), 260300 WRITING CREEK Crescent
Balzac, Alberta**
MLS # A2122737

\$1,700

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	126 sq.ft.
Zoning:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Lease it (MLS: A2122737) or Buy it (MLS: A2184299)! A rare opportunity to lease or purchase a Food Bar Unit (R03) at New Horizon Mall, just minutes away from Calgary and right beside CrossIron Mills. Highlights: Prime Location: Only 5 minutes' drive from Calgary, New Horizon Mall is an architectural landmark near Balzac. Unit Size: 126 sq.ft., located immediately in front of the elevator on the 2nd floor food court – maximum visibility and foot traffic. Mall Features: Over 500 international vendors offering retail, restaurants, and services. Anchor tenants such as The Best Shop drive strong traffic. Entertainment Hub: Directly beside Sky Castle, a 34,000 sq.ft. family entertainment center that attracts Calgary families year-round. Convenience: Underground parking available for customers, especially during winter. Perfect Use: Snacks and drinks without heavy cooking, such as bubble tea, milk tea, coffee, smoothies, fruit drinks, ice cream, cupcakes, biscuits, or similar concepts. Interested: Don't miss this rare chance to establish your business in the heart of New Horizon Mall's food court!