

# **\$125,000 - 59, 260300 Writing Creek Crescent, Balzac**

MLS® #A2214682

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

NONE, Balzac, Alberta

TURNKEY AND READY TO START SELLING, WITH FULL BUILDOUT AND INVENTORY!! This is your opportunity to own a beautifully designed, thoughtfully curated retail unit in the heart of New Horizon Mall. Currently operating as a high-end luxury lingerie store, this space is ready for the next visionary owner to step in and make their mark.

Over \$50,000 in professional renovations have transformed this unit into a stunning, upscale boutique, with every detail crafted by top-tier interior designers. The elegant finishes, custom displays, and intimate lighting all work together to create a one-of-a-kind shopping experience that feels both exclusive and inviting.

Included in the sale is \$116,000 worth of inventory (resale value), offering immediate value. Whether you continue the current concept or rebrand, the infrastructure is in place to support a premium retail business. New Horizon Mall continues to grow as a diverse shopping destination, and this unit stands out as one of the most beautifully finished in the entire development. The existing business concept was developed with care, intention, and a deep understanding of its niche market.



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Built in 2018

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2214682   |
| Price      | \$125,000  |
| Bathrooms  | 0.00       |
| Acres      | 4.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

Address                    59, 260300 Writing Creek Crescent



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Balzac            |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4A0X8            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 120              |
| Zoning         | DC               |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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