

# \$140,000 - 177, 260300 Writing Creek Crescent, Rural Rocky View County

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MLS® #A2193323

**\$140,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Rocky View County, Alberta

Why rent an office when you can own your own commercial space with the chance of it appreciating? CORNER UNIT - BUILT OUT - GOOD OPPORTUNITY. It's finally a good time to start investing in this mall as prices have come down, while the mall is becoming busier and busier each day. Get in while the prices are low and it's a great deal. There are many businesses doing really well in this mall now, such as the electric scooter shop (they bought multiple units), hair salons, tailors, and many others. The owner renovated this unit, putting in flooring, electrical, paint, and more. It's ready to be used as an office or another type of business. The play place above is a very popular family destination, allowing them to shop around at the same time. The condo fees here are low, only \$297.01 per month. Other types of businesses seen here include gift shops, ice cream, cafes, rugs, tech repairs, real estate offices, hair salons, barbers, tailors, collector items, health products, cultural stores, and many more. This would be a good location to set up if you also had an online store and needed a storefront. There is also plenty of parking, including underground parking for the winter days. In addition, many events are held here, bringing in new people to the mall and supporting other businesses. Best of all, everyone is friendly and gets along with each other. You don't see that often with businesses. Call your favorite realtor for a



showing today.

Built in 2018

### Essential Information

MLS® #	A2193323
Price	\$140,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	177, 260300 Writing Creek Crescent
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0X8

### Additional Information

Date Listed	February 7th, 2025
Days on Market	75
Zoning	DC

### Listing Details

Listing Office	Real Broker
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