

**FOR SALE**



## **260242 WRITING CREEK CRESCENT ROCKY VIEW**

**LUKE MAYER**

403.815.9426

[LUKE@CYPRESSGROUP.CA](mailto:LUKE@CYPRESSGROUP.CA)

4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](http://CYPRESSGROUP.CA)

# FOR SALE - RETAIL LOTS



<b>Services</b>	Full services available		
<b>Zoning:</b>	DC131 (Cell 1)		
<b>Available Lots:</b>	<b>Size (acres)</b>	<b>Price</b>	<b>Price/acre</b>
<b>Lot 1:</b>	2.14		
<b>Lot 2:</b>	2.14	*Market - Contact Broker	
<b>Lot 3:</b>	2.14		
<b>Lot 1(2):</b>	2.40		
<b>Lot 2(2):</b>	2.40		
<b>Subdivision:</b>	Q1 2026 (estimate)		
<b>Available:</b>	Immediately		

## Land Use

Current Land Use allows for a mix of commercial and retail uses while also permitting light industrial development. Dealerships, hotels, retail stores, service stations and drive throughs are just a few of the many possible development opportunities.

## Location

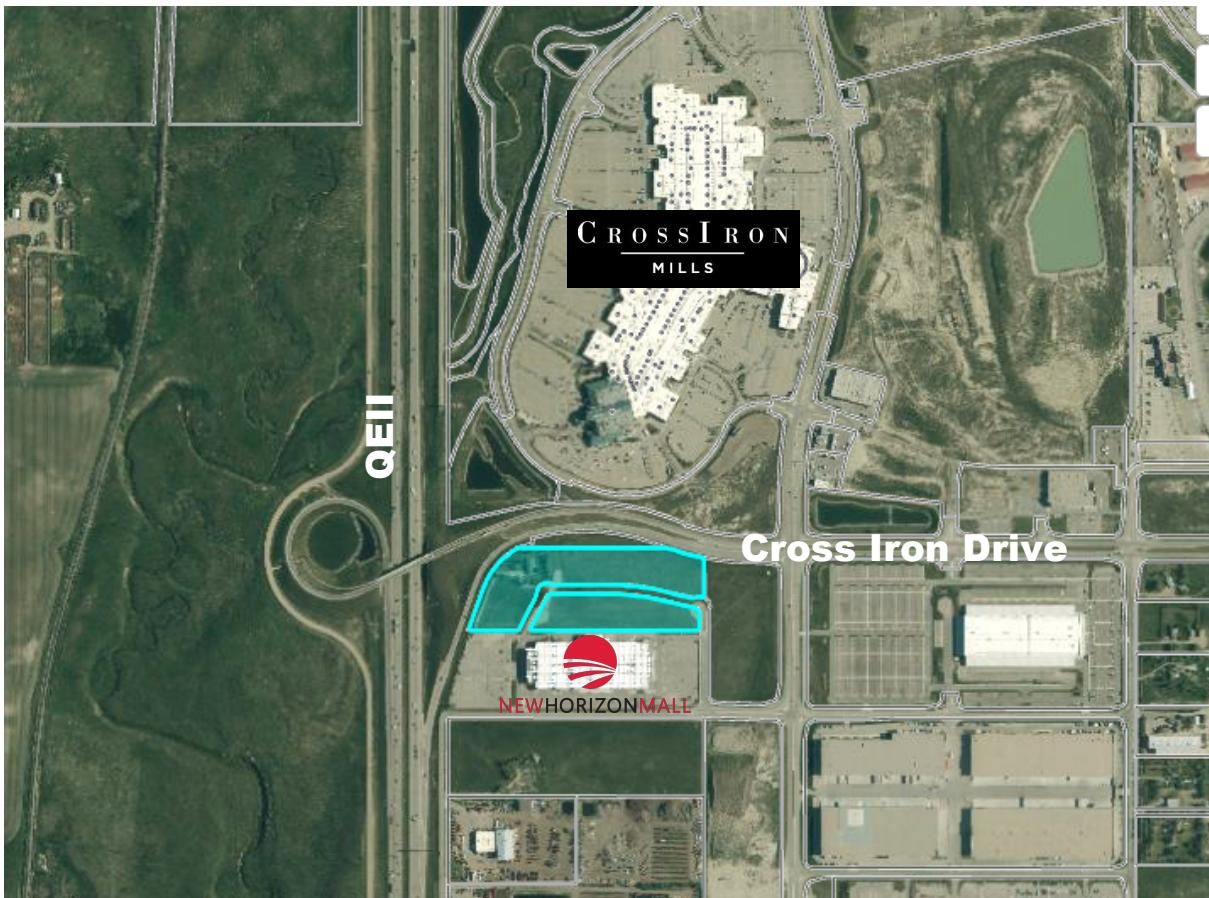
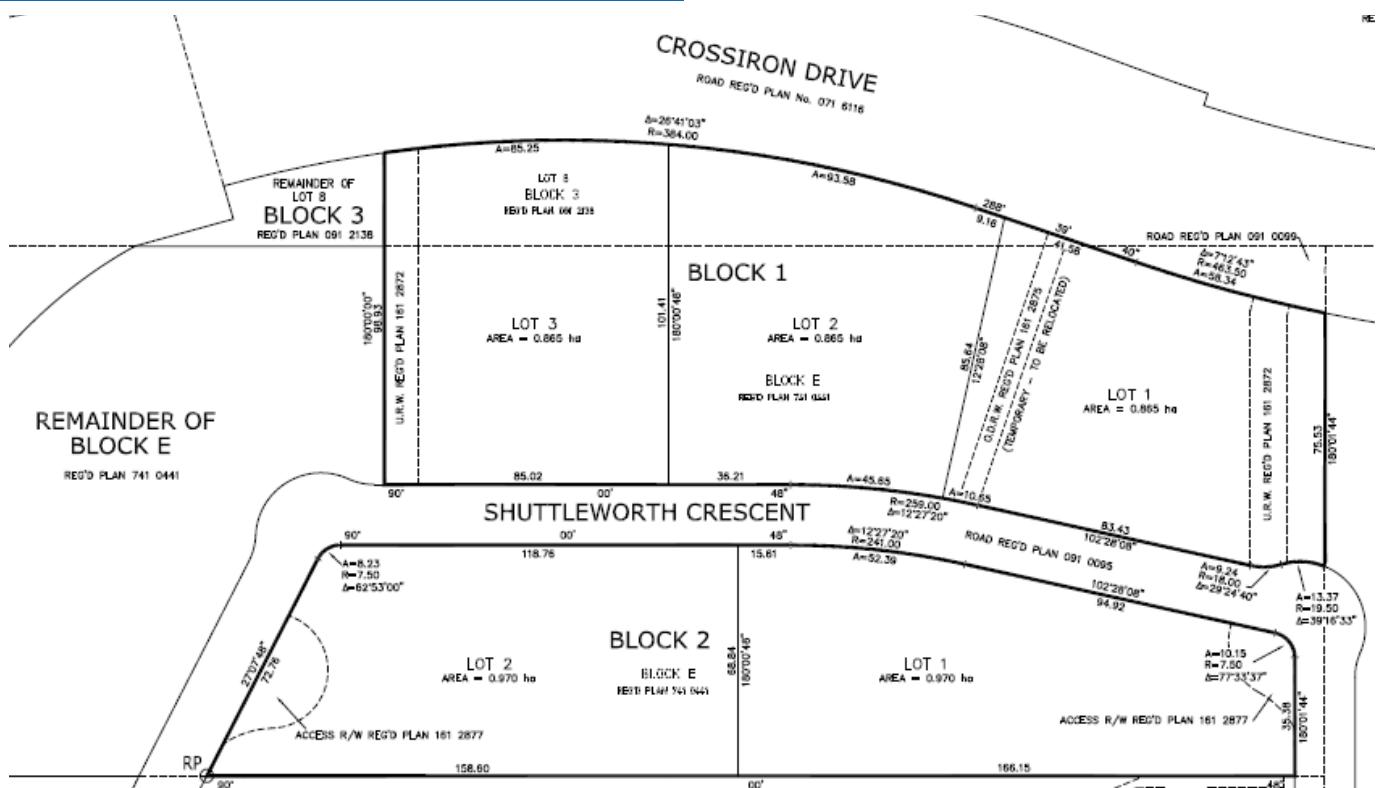
Prime location fronting the QEII - Cross Iron Drive flyover, immediately south of Cross Iron Mills and adjacent to New Horizon Mall, which together attract over 10M visitors per year.

The Balzac East area is undergoing incredible growth and rapid transformation, attracting billions in real estate development and infrastructure projects in just the past several years.

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## SITE PLAN & LOCATION



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