

# For Lease

260180 Writing Creek Crescent  
Balzac, Alberta

---

36,241 sf building on 10 Acres

**FREESTANDING TURN KEY DEALERSHIP WITH YARD  
PRIME EXPOSURE TO HIGHWAY 2**



**David Jantzie**, Principal, SIOR  
+1 587 293 3360  
david.jantzie@avisonyoung.com

**Tristan Starzynski** Associate  
+1 403 966 7894  
tristan.starzynski@avisonyoung.com

**AVISON  
YOUNG**

# 260180

Writing Creek Crescent  
Balzac, AB



## DISTRICT

Nose Creek Business Park

## LEGAL DESCRIPTION

Plan 0513007, Block 1, Lot 1

## ZONING

C-LRDh18 (Commercial, Local Rural District)

## BUILDING SIZE

Office/Showroom:	± 9,761 sf
Machine Shop:	± 2,365 sf
Warehouse:	± 4,900 sf
Shop:	± 19,215 sf
<b>Total SF:</b>	<b>36,241 sf</b>

## LAND AREA

10.00 Acres

## SITE COVERAGE RATIO

7.92%

## CLEAR HEIGHT

24' (TBV)

## LOADING

11 Drive-In  
(7 oversized drive-in doors in main shop (22' x 24'))

## POWER

TBV

## NET RENT

\$27.00 psf

## OP. COSTS

Self Managed

## AVAILABILITY

July 1, 2026



Freestanding building with heavily compacted gravel yard and paved parking lot



Large, open showroom with multiple offices, parts desk, and boardroom built out over two floors



Dedicated parts room and machine shop



Wash bay



Crane, trench drains, and makeup air in shop



Direct exposure onto Highway 2



Additional ±4,000 sf shop included free of charge



# Floor plan & Site plan



**±9,761 sf**  
Office/Showroom

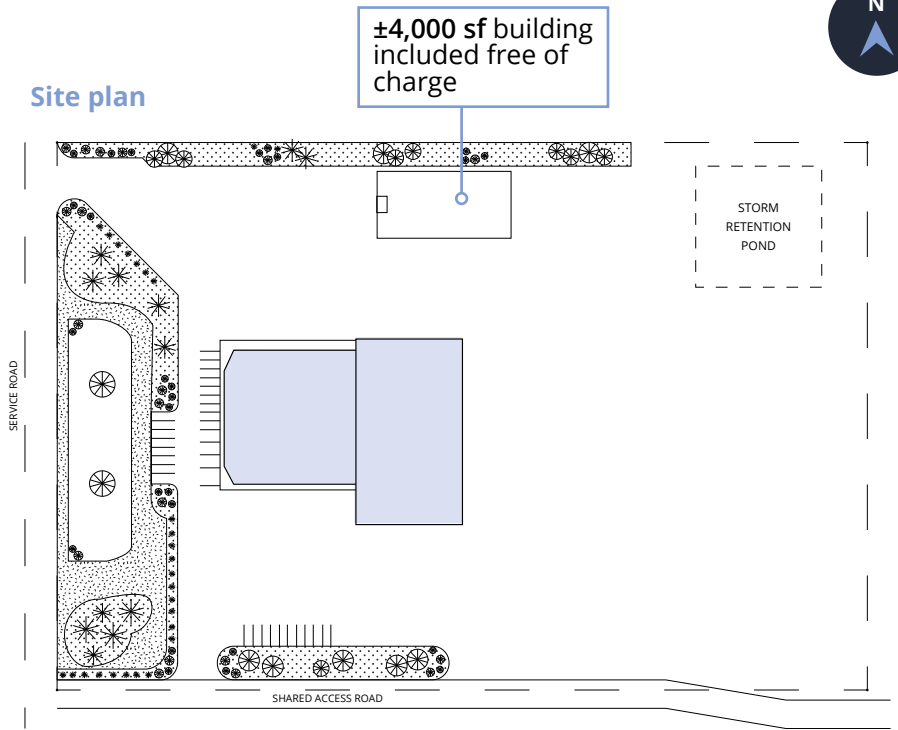
**±2,365 sf**  
Machine Shop

**±4,900 sf**  
Warehouse

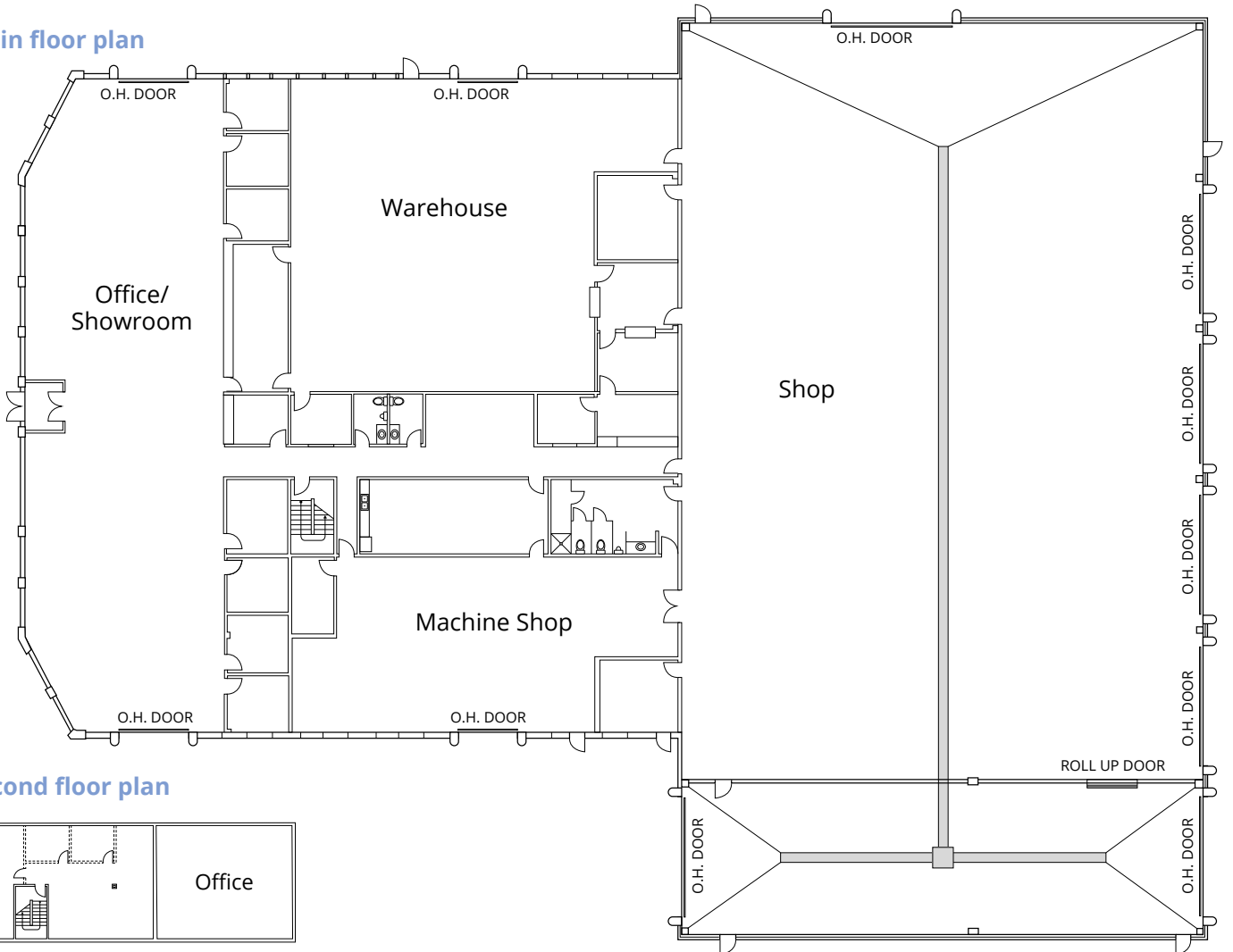
**±19,215 sf**  
Shop

**36,241 sf**  
Total square feet

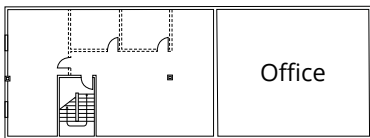
Site plan

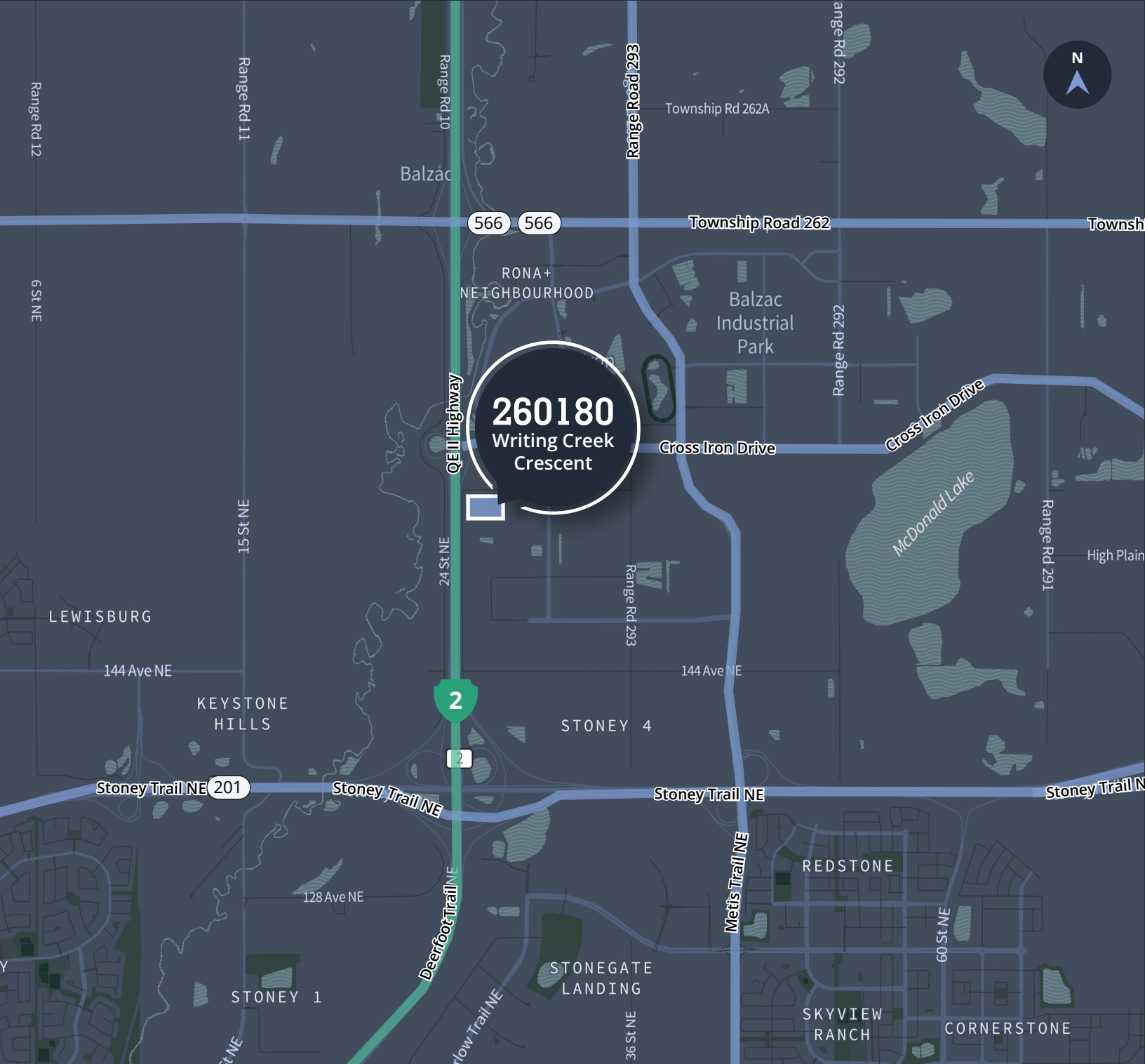


Main floor plan



Second floor plan





1.8  
km

to Cross Iron Mills Shopping Centre

2.6  
km

to Deerfoot Trail / QE II Highway

4.1  
km

to Stoney Trail NE

11.9  
km

to Calgary International Airport



**HIGH VISIBILITY**  
WITH EASY ACCESS ONTO  
HIGHWAY 2 & STONEY TRAIL



**CONVENIENT TRAVEL TIMES**

Downtown  
Calgary



HIGHWAY 2 / DEERFOOT TRAIL



HIGHWAY 2 / DEERFOOT TRAIL

BASS PRO  
NEIGHBOURHOOD

Bass Pro Way

CrossIron Dr

Queen Elizabeth II Hwy

2

2

2

Writing Creek Cr

Blue Grass Nursery



If you would like more information on this property please get in touch.

**David Jantzie**, Principal, SIOR  
+1 587 293 3360  
david.jantzie@avisonyoung.com

**Tristan Starzynski** Associate  
+1 403 966 7894  
tristan.starzynski@avisonyoung.com

Suite 4300 - 525 8 Avenue SW  
Calgary, AB T2P 1G1  
Canada

Office +1 403 262 3082

[avisonyoung.ca](http://avisonyoung.ca)



© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Rolst