

# For Lease

5315 17 Avenue SE | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Forest Lawn



POPULATION  
75,858



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$78,983

## Building Details



PARKING  
Ample Surface



YEAR BUILT  
1980



TRAFFIC COUNT

27,000 VPD | 17 Ave. @ 54 St. West  
26,000 VPD | 17 Ave. @ 47 St. West



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5

☎ (403) 214-2344

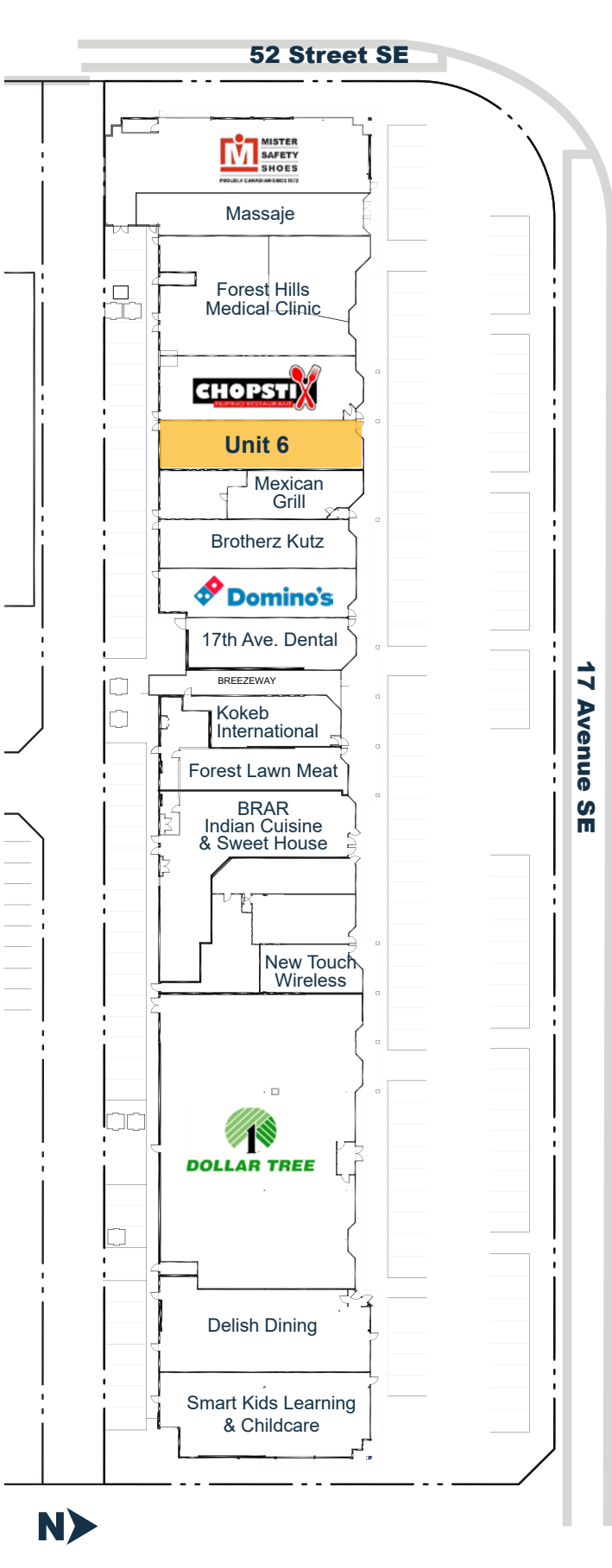
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## Forest Hills Plaza

### PROPERTY DETAILS

Unit Size	UNIT 6: 1,660 SF
Rental Rate	Market
Op Costs	\$12.35 PSF
Availability	Immediate
District	Forest Lawn
Year Built	1980
Parking	Ample Surface Parking

- Well-established retail plaza with long-term tenants and easy access
- Ideal for take-out restaurants, retail shops, or office use
- Prime location in the heart of the dynamic “International Avenue” shopping district
- Excellent exposure on 17th Avenue SE, with a BRT station directly in front
- Prominent pylon signage available for maximum visibility
- High-traffic corridor with over 45,000 vehicles per day, linking major East-West and North-South routes







# Thank you for your interest!

For More Info.



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