

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

9705 Horton Road SW | Calgary, Alberta

Retail/Office Leasing Opportunities

## Horton Park

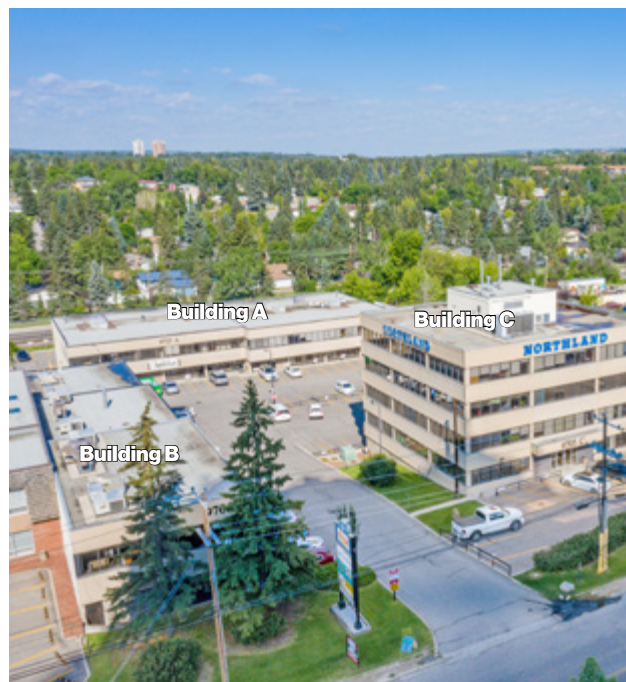
# 9705 Horton Road SW, Calgary AB

Busy Location

### PROPERTY DETAILS

Available Unit	Office <b>A210:</b> 4,293 SF	Rental Rate \$14.00 PSF
Op Costs	<b>Building A:</b> \$14.14	
Availability	30-days Notice	
District	Southland	
Year Built	1989	
Parking	Ample Surface Parking. 2 stalls per 1,000 SF 15 - 1 Hour Visitor Stalls. \$125/month for Assigned	

- **Building A** is a two-storey walk-up, and for tenants seeking a full-floor lease, the landlord is open to installing an elevator for added accessibility.
- Plenty of onsite surface parking + free 2-hour street parking nearby
- Quick and easy access to Southland Drive & Macleod Trail
- Office & Retail spaces available in a central, high-traffic location
- Landlord will customize improvements to fit your business needs
- Utilities conveniently included in operating costs
- A short walk to Southland LRT Station



**Olivia Bohdan**, Associate

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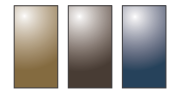
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

**BlackstoneCommercial.com**

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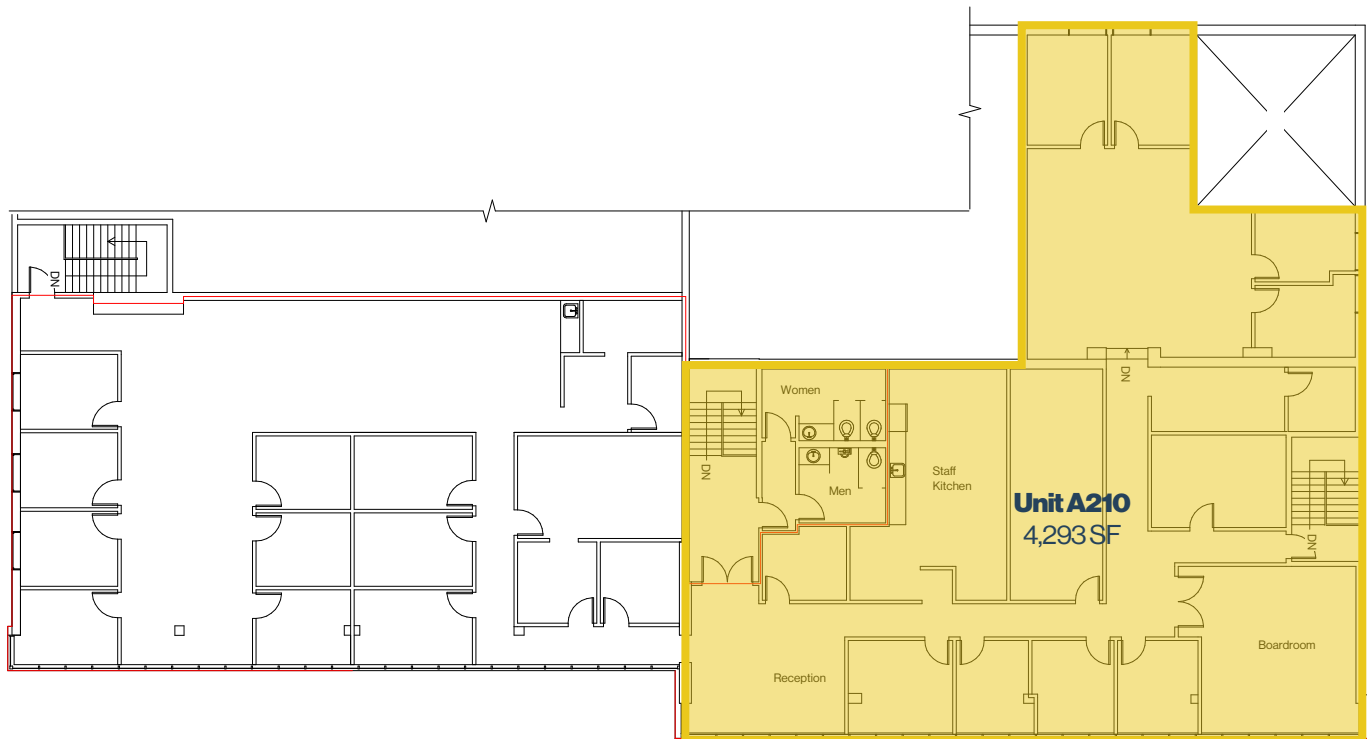
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## Building A



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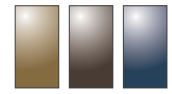
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A210 - Reception



A210 - Entrance



A210 - Main Hallway



A210 - Boardroom



A210 - Kitchen



A210 - Mens Washroom

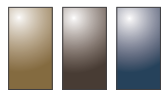
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Busy Location offering Retail & Office Opportunities

- 1
- 2 **Value Village**
- 3
- 4
- 5
- 6
- 7 **RONA**
- 8
- 9



**NEIGHBORHOOD**  
Southland



**POPULATION**  
65,296



**MEDIAN AGE**  
43



**HOUSEHOLD INCOME**  
\$123,041



**TRAFFIC COUNT**

50,000 VPD | Macleod Trail  
29,000 VPD | Southland Dr. at Southport



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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