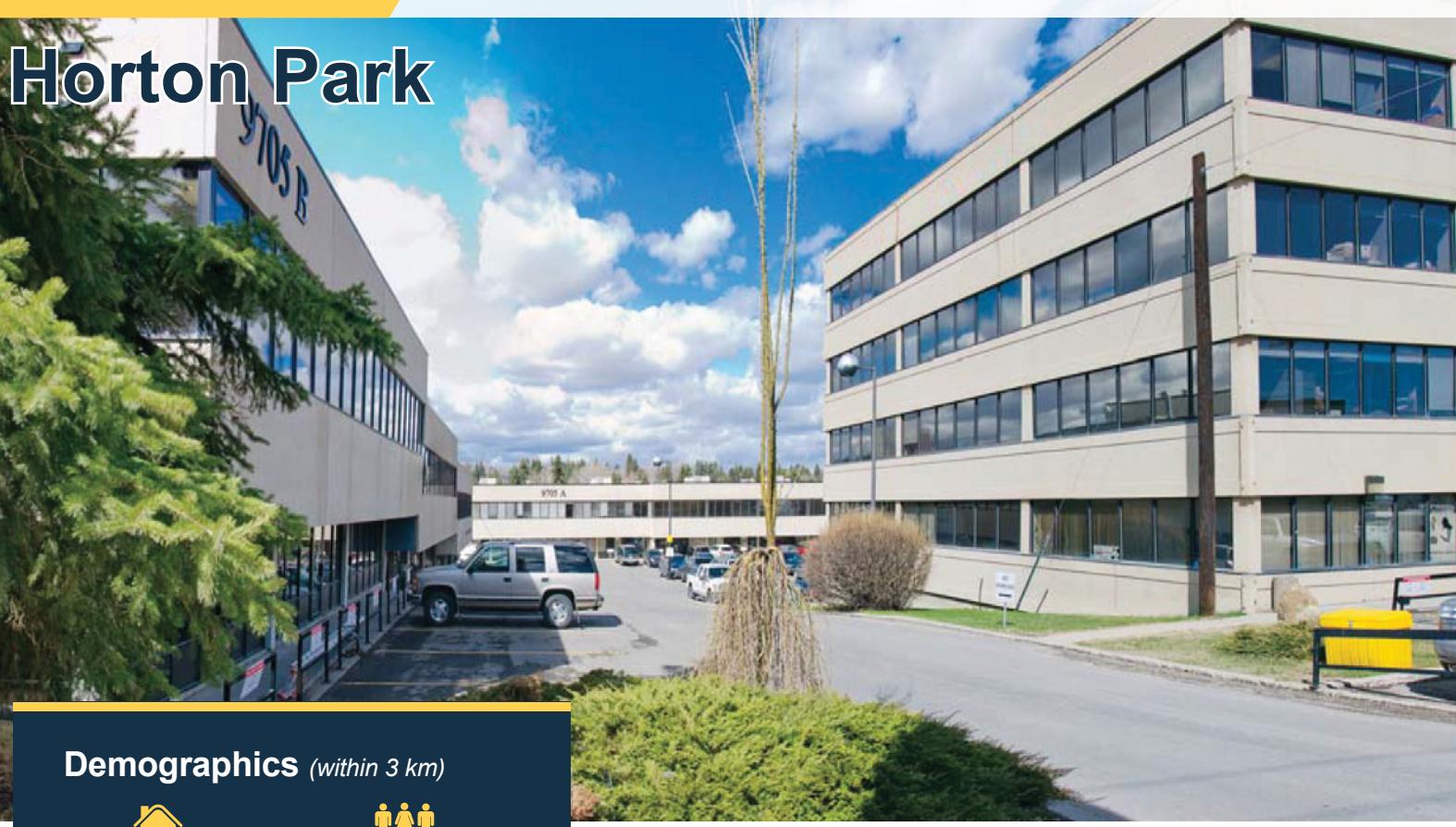


# For Lease

## Horton Park

9705 Horton Road SW | Calgary, AB



### Demographics (within 3 km)



NEIGHBORHOOD  
Southland



POPULATION  
67,803



MEDIAN AGE  
42.8



HOUSEHOLD INCOME  
\$83,780

### Building Details



PARKING  
Ample Surface  
+ Street



YEAR BUILT  
1989



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

 **Blackstone**  
Commercial Real Estate Services Inc.

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

**P** (403) 214-2344

[blackstonecommercial.com](http://blackstonecommercial.com)

### Office/Retail/Industrial Opportunities

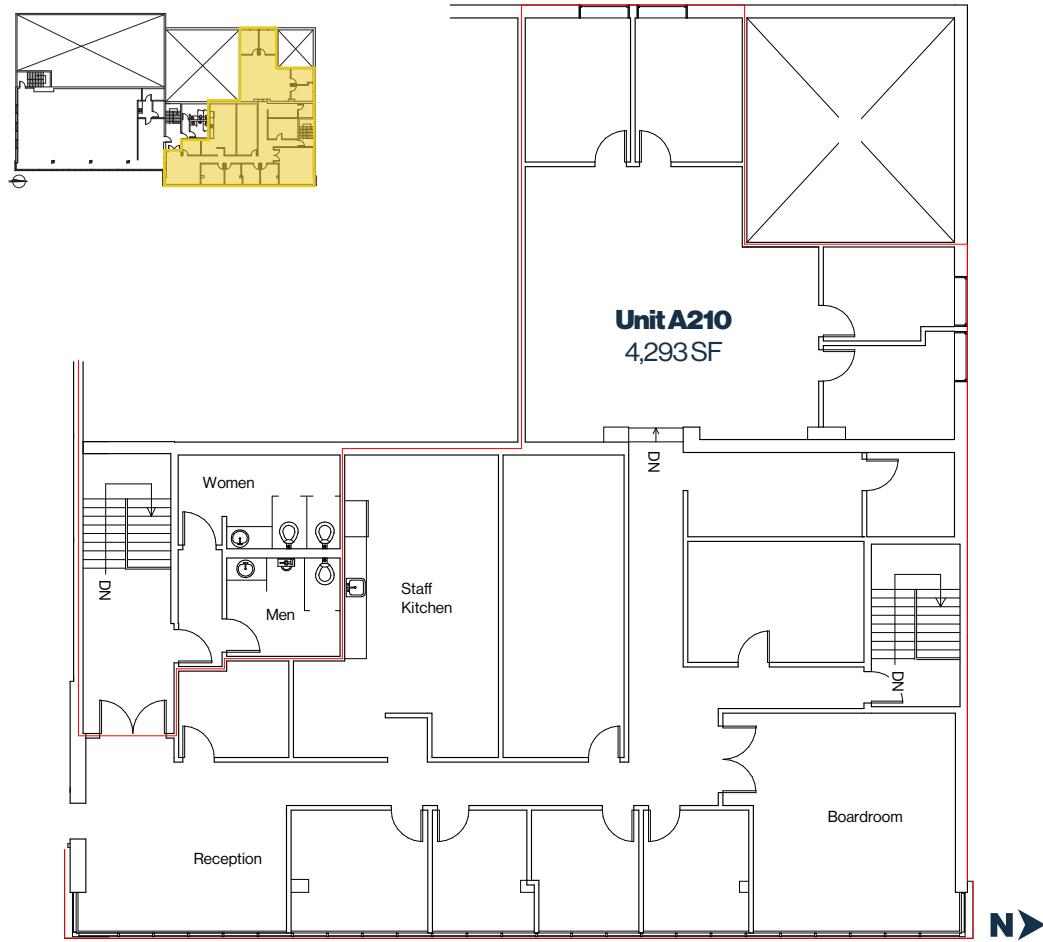
#### PROPERTY DETAILS

Unit Available	Building A Office <b>A210:</b> 4,293± SF	Building A Industrial <b>A110:</b> 2,993 SF
<b>Lease Rate</b>	\$14.00 PSF	\$14.00 PSF
<b>Op Costs</b>	\$14.22 PSF (Est. 2026)	\$6.61 PSF (Est. 2026) (plus utilities)
<b>Zoning</b>	Industrial – Business (I-B)	
<b>Availability</b>	30-days	
<b>Parking</b>	2 stalls per 1,000 SF   \$125/month/stall	

- Building A is a two-storey walk-up
- 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

For Lease

9705 Horton Road SW | Calgary, AB



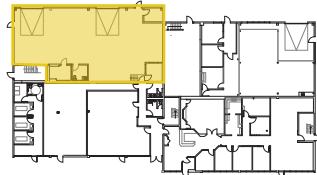
FRONT PARKING LOT & ENTRANCE

Blackstone

[www.BlackstoneCommercial.com](http://www.BlackstoneCommercial.com)

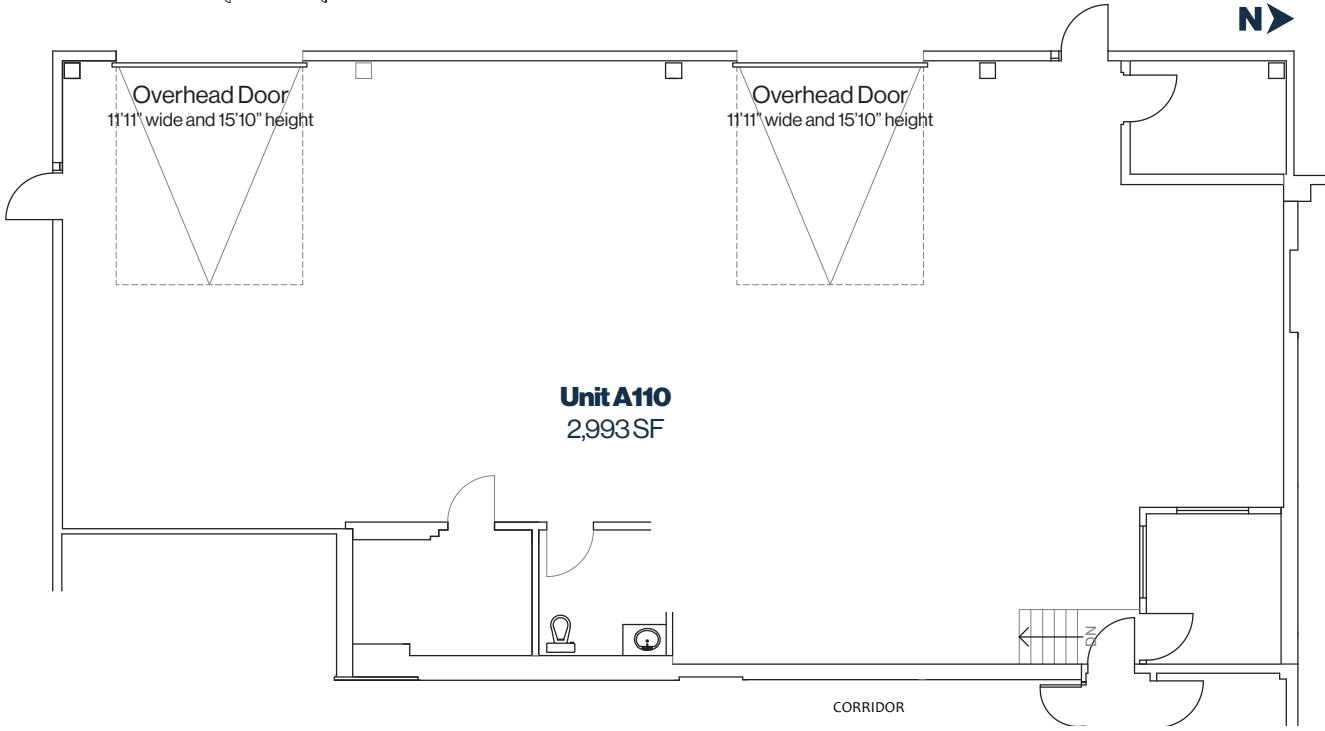
For Lease

9705 Horton Road SW | Calgary, AB



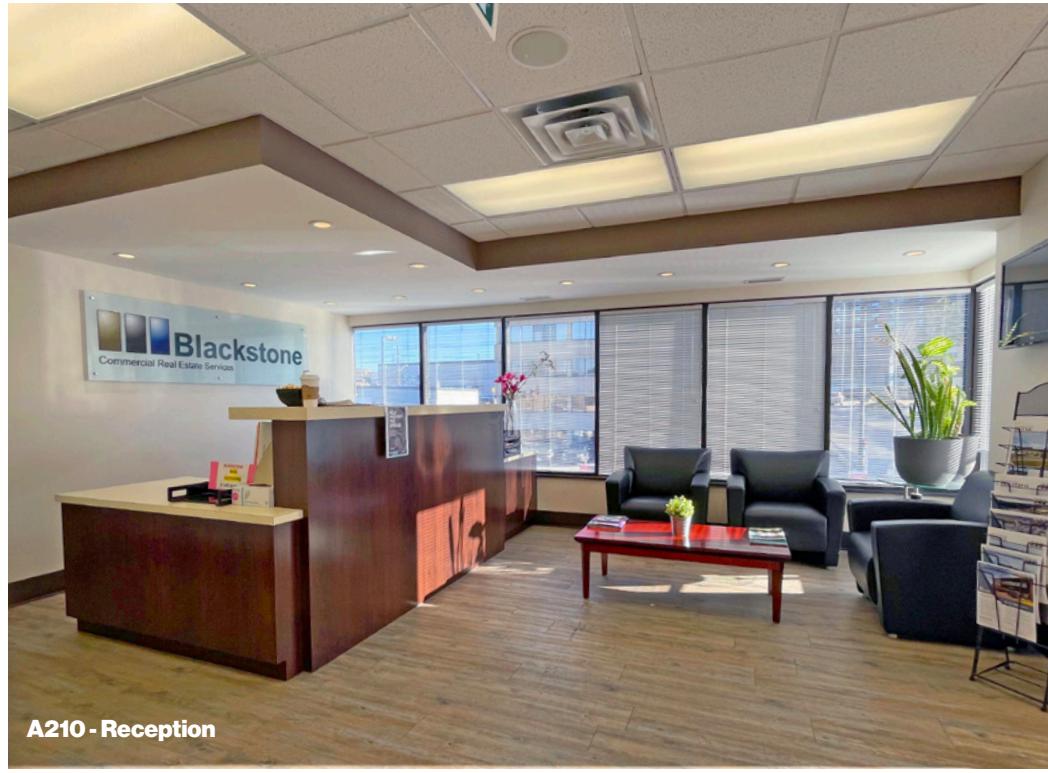
REAR PARKING LOT & ENTRANCE

N ➤



**For Lease**

9705 Horton Road SW | Calgary, AB



**A210 - Reception**



**A210 - Entrance**



**A210 - Main Hallway**



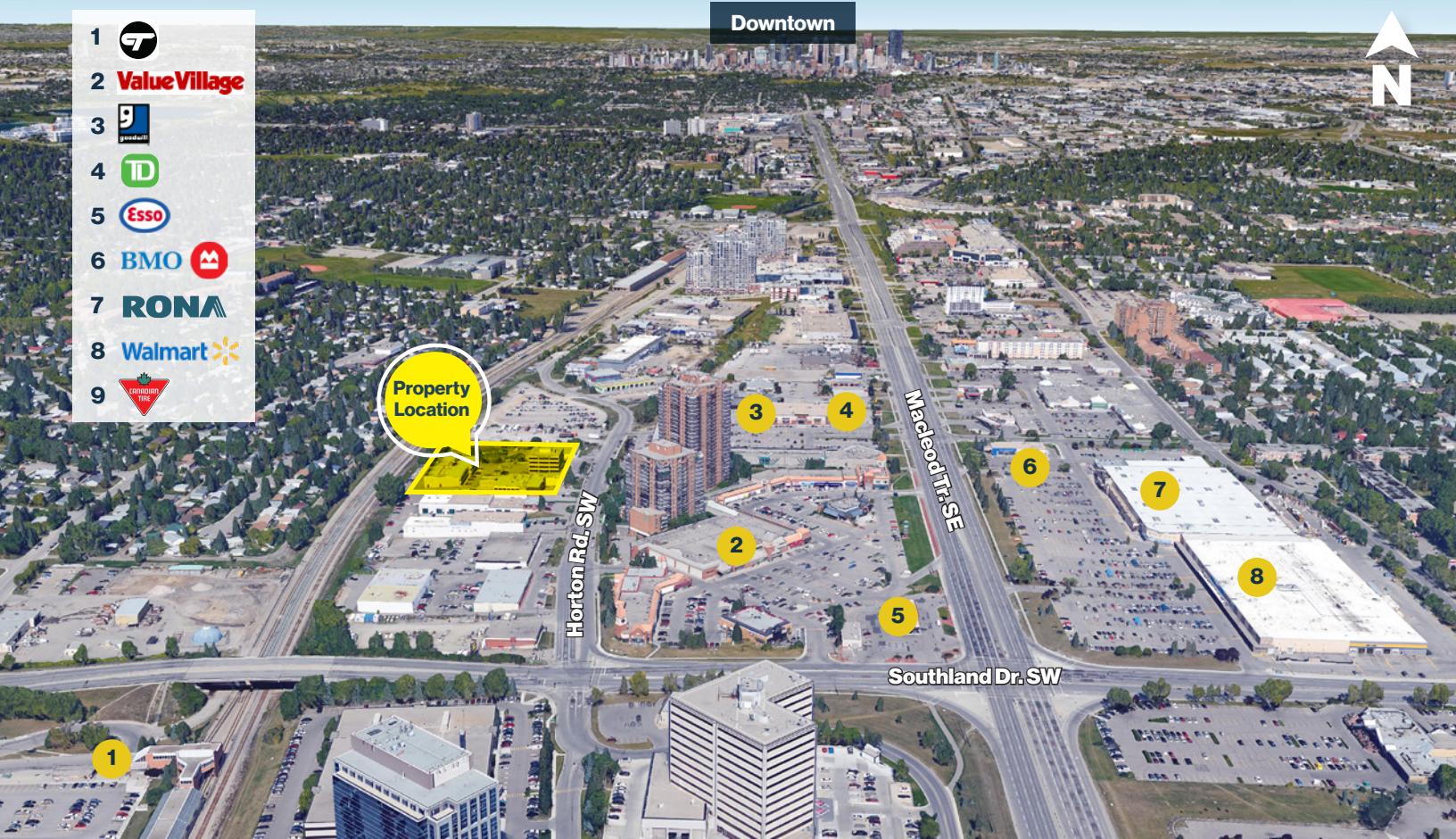
**A210 - Boardroom**



**A210 - Kitchen**



**A210 - Mens Washroom**



# Thank you for your interest!

For More Info.



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