

# For Lease

9705 Horton Road SW | Calgary, AB

## Horton Park

### 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



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Office/Retail/Industrial Opportunities

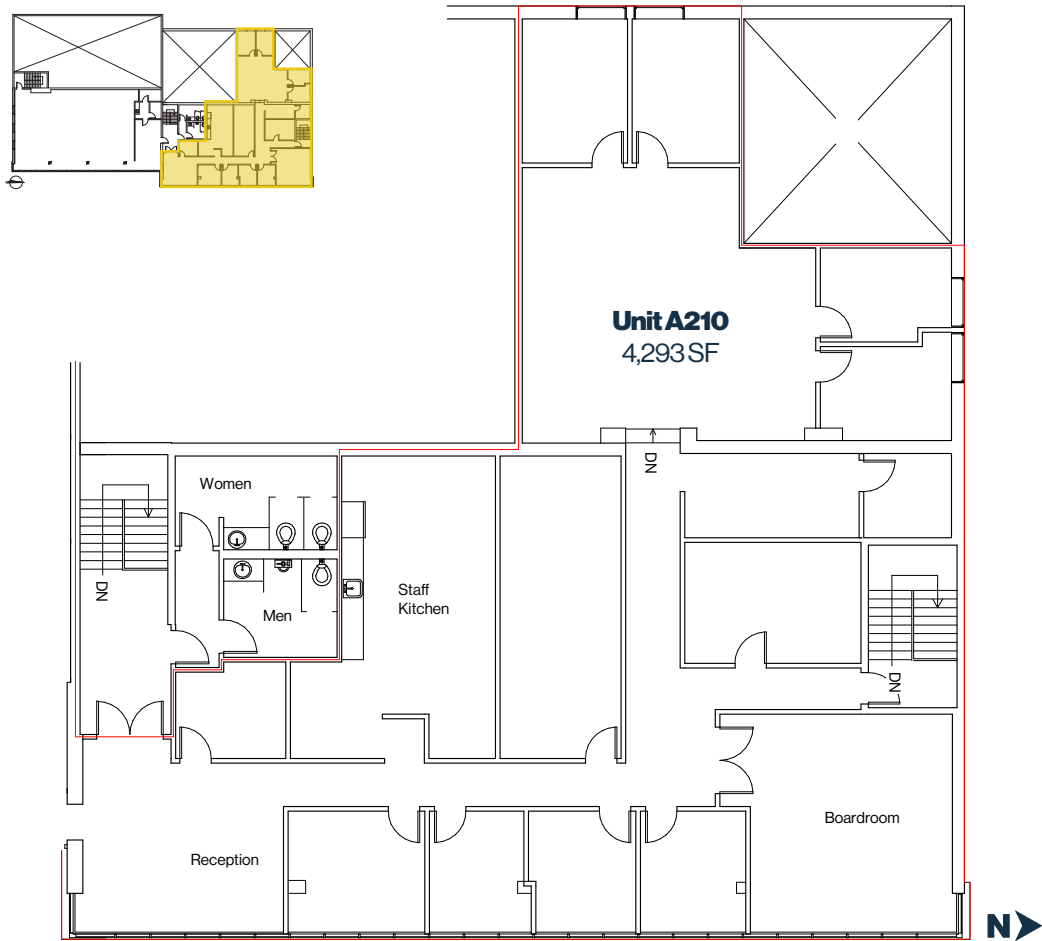
### PROPERTY DETAILS

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

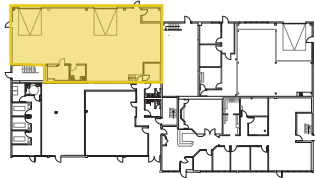
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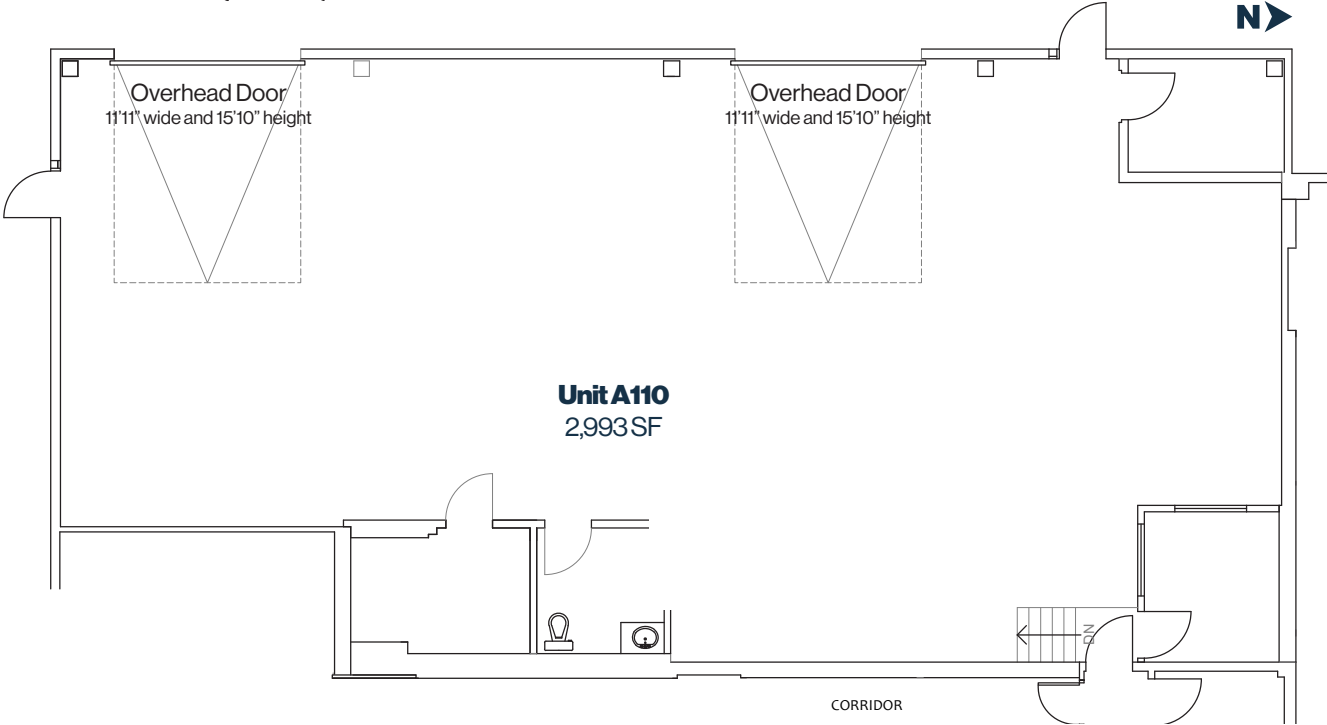


FRONT PARKING LOT & ENTRANCE





REAR PARKING LOT & ENTRANCE





For Lease

9705 Horton Road SW | Calgary, AB



A210 - Reception



A210 - Entrance



A210 - Main Hallway



A210 - Boardroom



A210 - Kitchen



A210 - Mens Washroom



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



# Thank you for your interest!

For More Info.



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