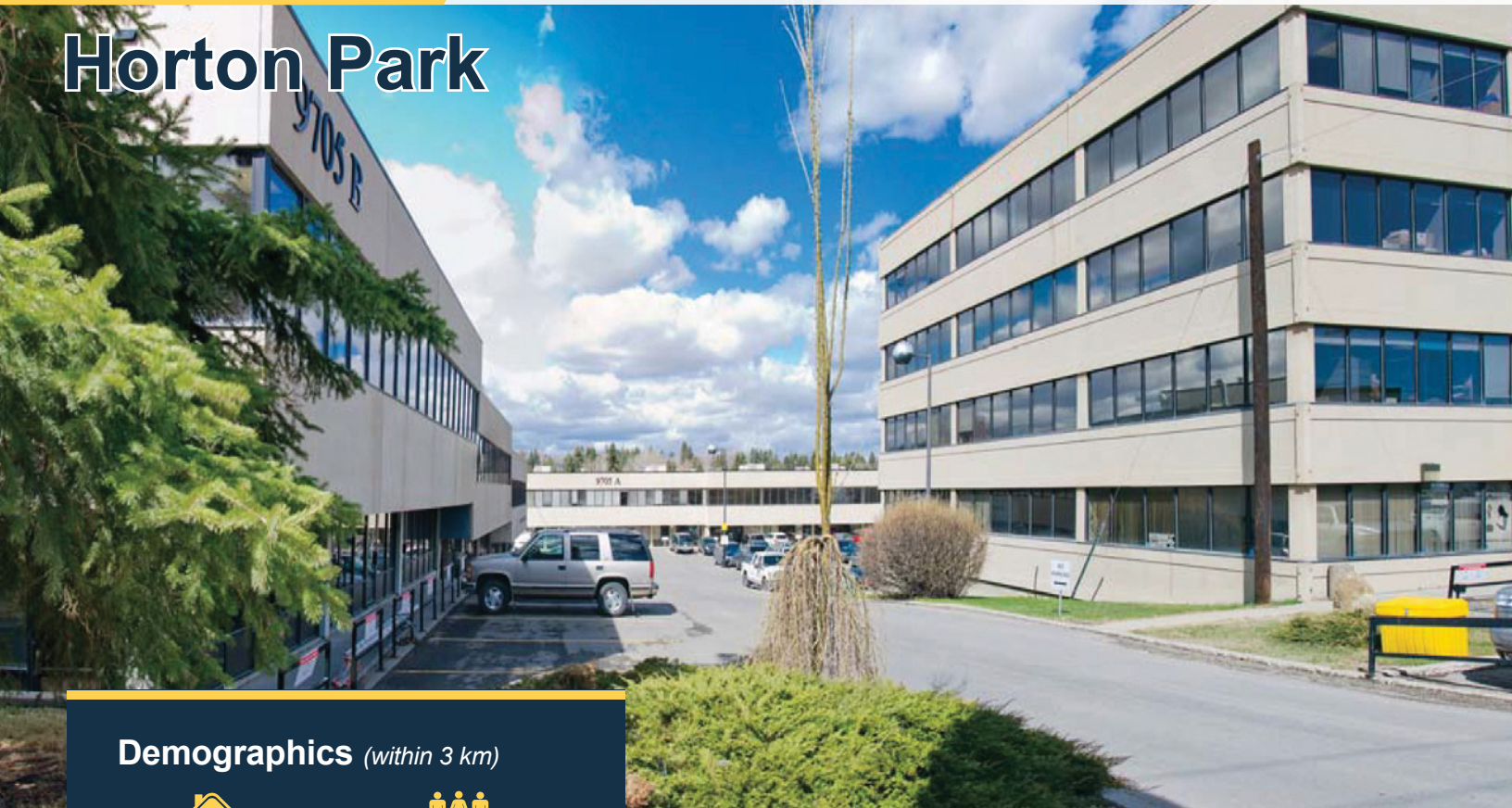


# For Lease

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

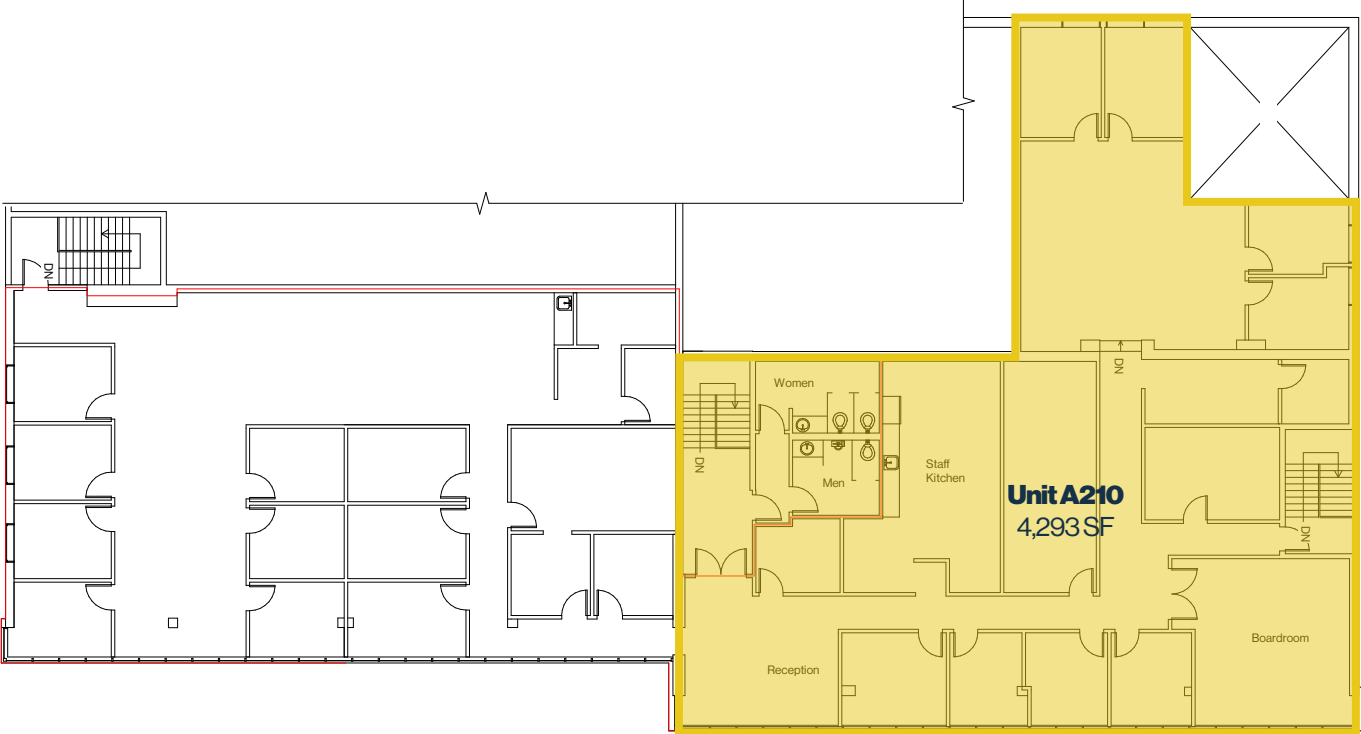
[blackstonecommercial.com](http://blackstonecommercial.com)

## Office/Retail Leasing Opportunities

### PROPERTY DETAILS

Unit Available	Building A: A210: 4,293± SF
Lease Rate	\$14.00 PSF
Op Costs	\$14.22 PSF (Est. 2026)
Availability	30-days
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.
- 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





A210 - Reception



A210 - Entrance



A210 - Main Hallway



A210 - Boardroom



A210 - Kitchen



A210 - Mens Washroom

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

Downtown



# Thank you for your interest!

For More Info.



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