

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 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344

blackstonecommercial.com

Office Opportunities

Unit Available **Building A Front-side**
A210: 4,293± SF
Building C
C300: 1,132 SF (Sublease expires June 29, 2028)
Landlord willing to consider headlease)

Lease Rate \$14.00 PSF

Op Costs \$14.22 PSF (Est. 2026)

Zoning Industrial – Business (I-B)

Availability A210: 30-days
C300: January 1, 2027

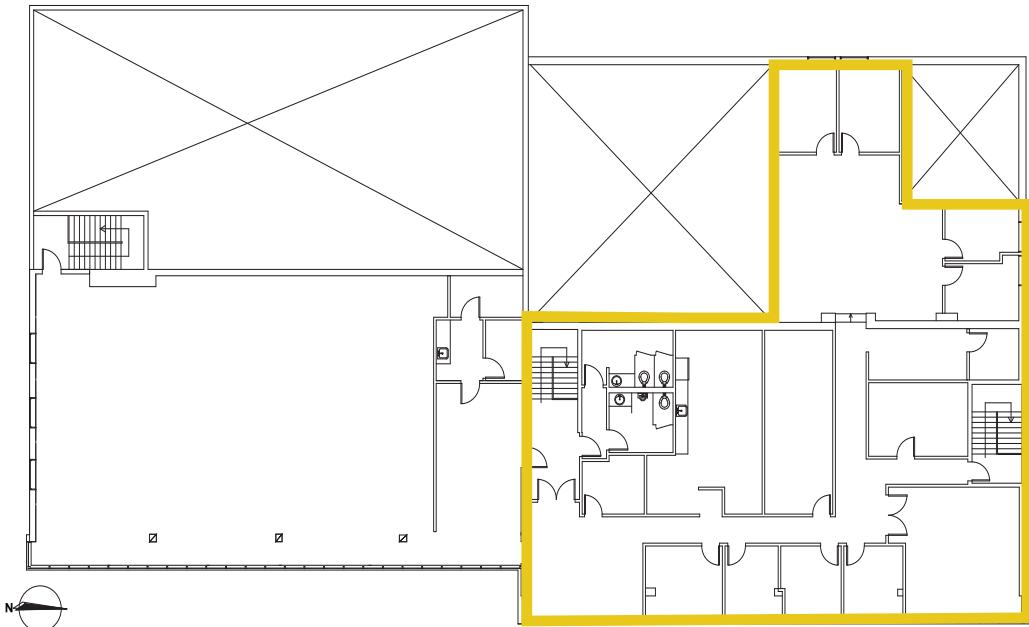
Parking 2 stalls per 1,000 SF | \$125/month/stall

- Flexible I-B zoning office space
- Supports a wide range of permitted & discretionary commercial uses
- Building A is a two-storey walk-up; Building C is a four-storey with elevator
- Ample surface parking + free 2-hour street parking nearby
- Excellent access to Southland Drive & Macleod Trail
- Landlord fixturing available to suit tenant needs
- Utilities included in operating costs
- Walking distance to Southland LRT Station

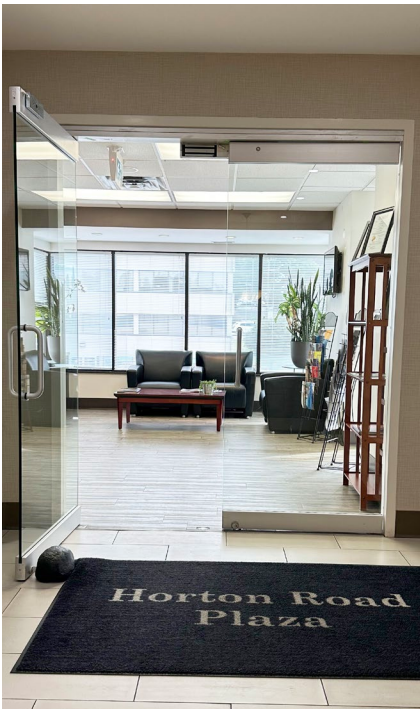
2nd
FLOOR

Building A

- Unit A210 | 4,293 SF
- Currently in an 11-office configuration, with Reception, Boardroom, Print Room and Kitchen
- Will Build-to-Suit
- Can be converted to open space, IE: Dance Studio, Fitness or other



FRONT PARKING LOT & ENTRANCE



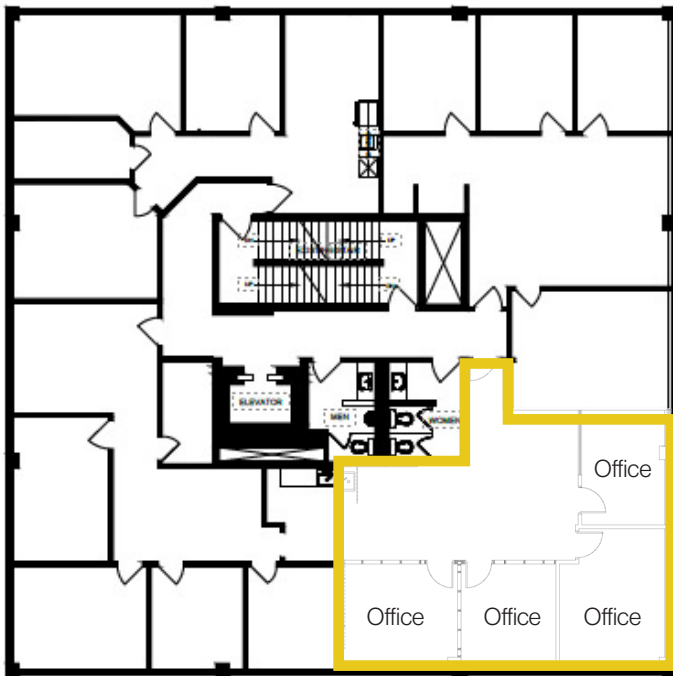
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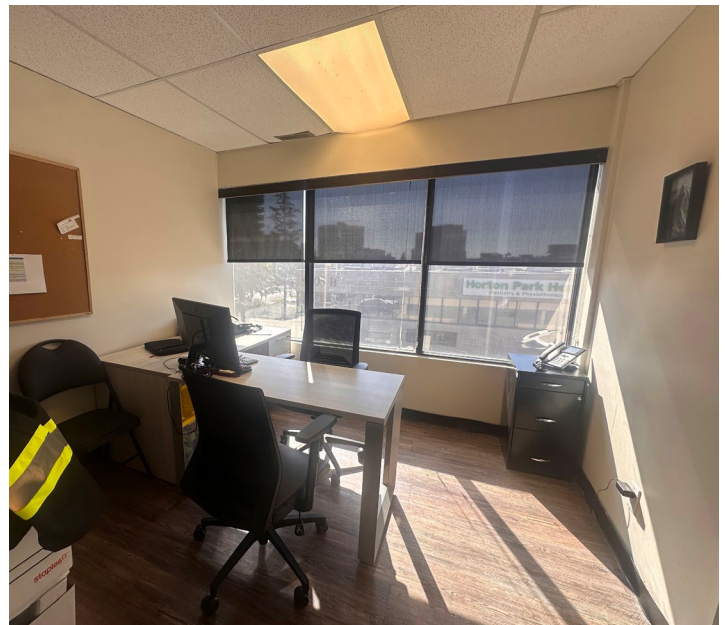
2nd
FLOOR

Building C

- **Unit C300 | 1,132 SF**
- Sublease - landlord willing to consider head-lease
- Currently in an 4-office configuration
- Can be converted to open space, IE: Dance Studio, Fitness or other

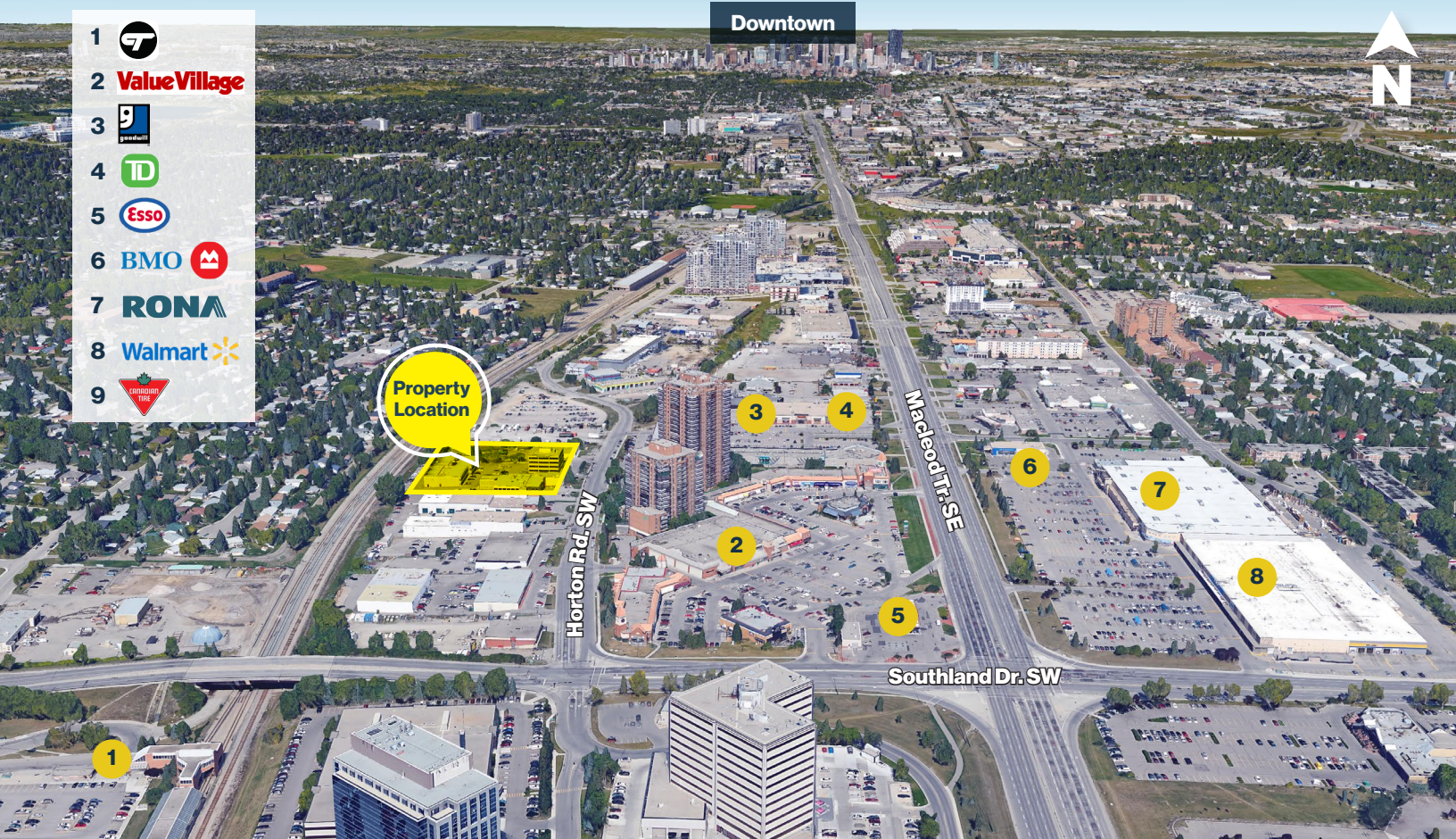


FRONT PARKING LOT & ENTRANCE



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

Downtown



Thank you for your interest!

For More Information Contact Olivia Kitzul



Olivia Kitzul
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Unit 301, 255 17 Avenue SW, Calgary, Alberta T2S 0A4 | **P** 403.214.2344

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