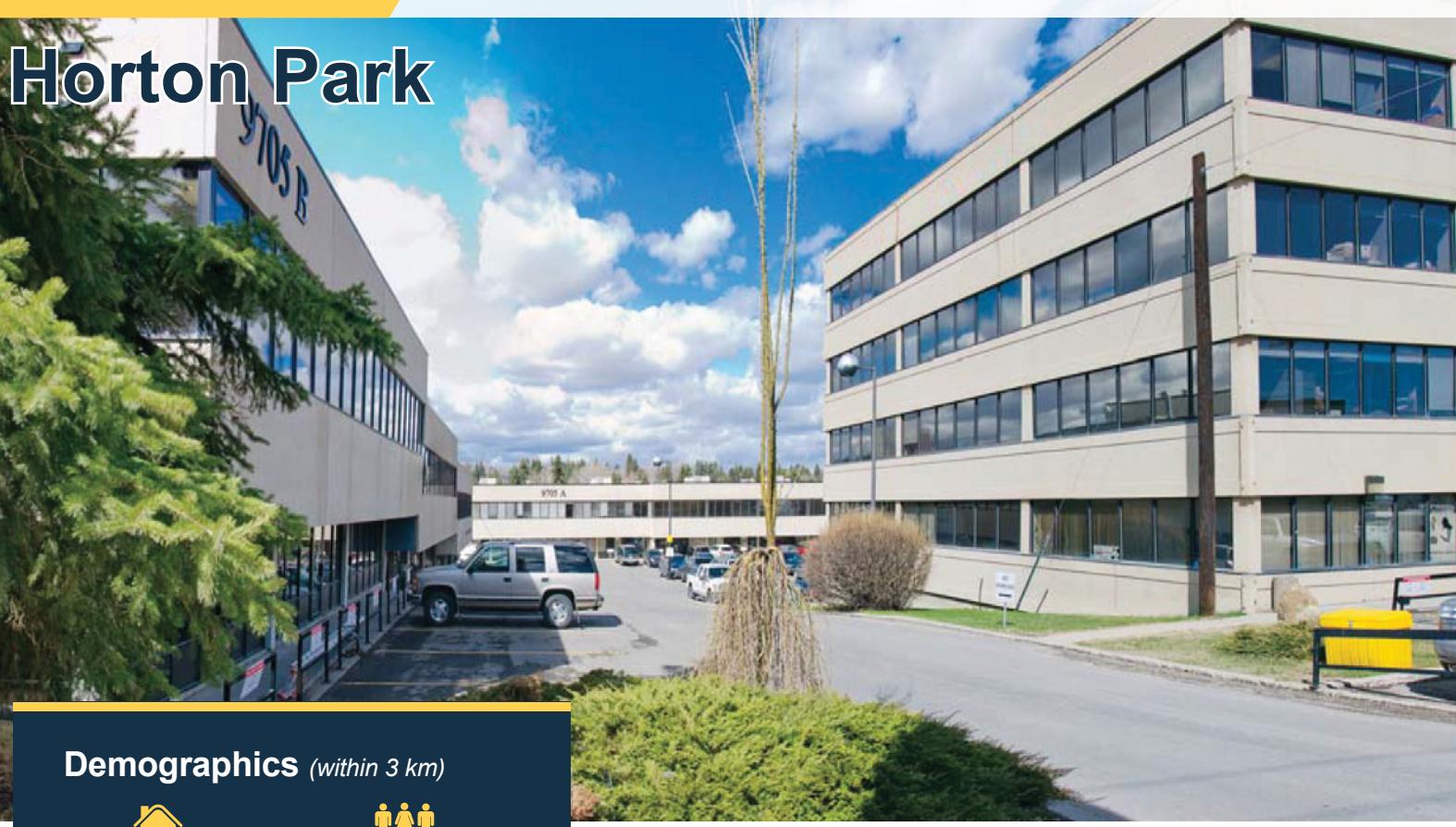


For Lease

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

Office/Retail Leasing Opportunities

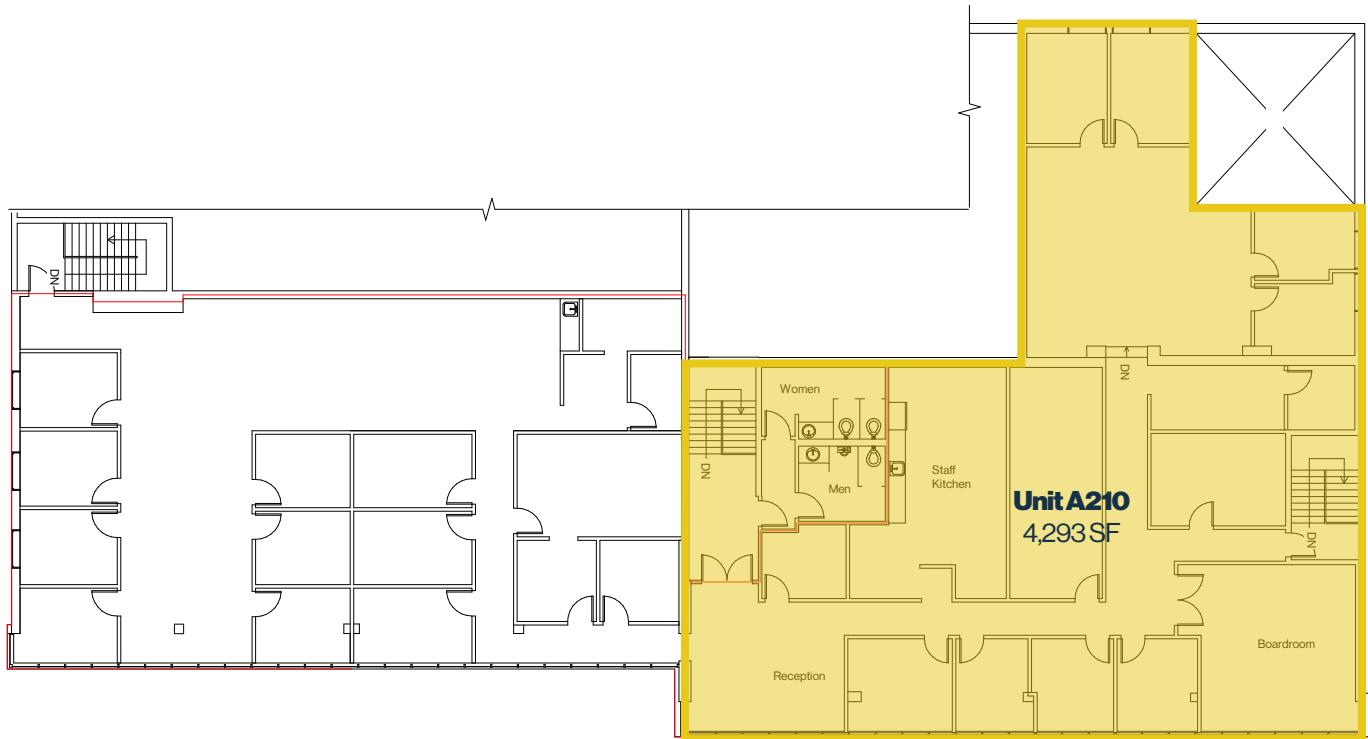
PROPERTY DETAILS

Unit Available	Building A: A210: 1,207± SF
Lease Rate	\$14.00 PSF
Op Costs	\$14.14 PSF (Est. 2025)
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, 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

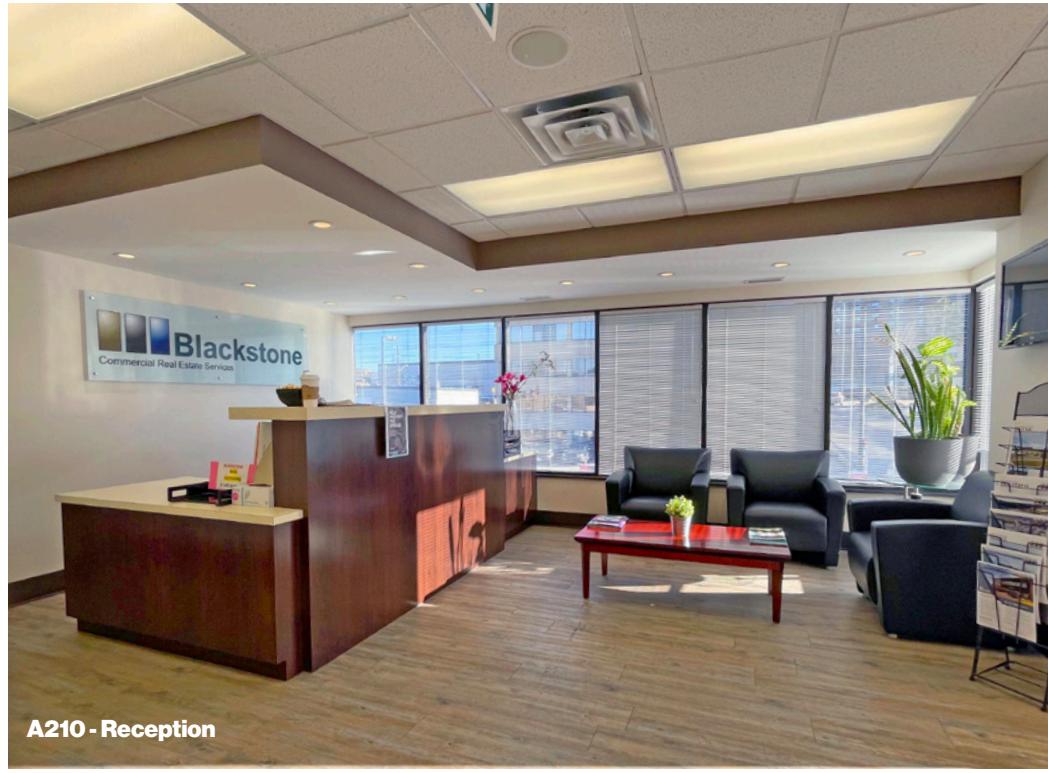
For Lease

9705 Horton Road SW | Calgary, AB



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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