

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

Office/Retail Leasing Opportunities

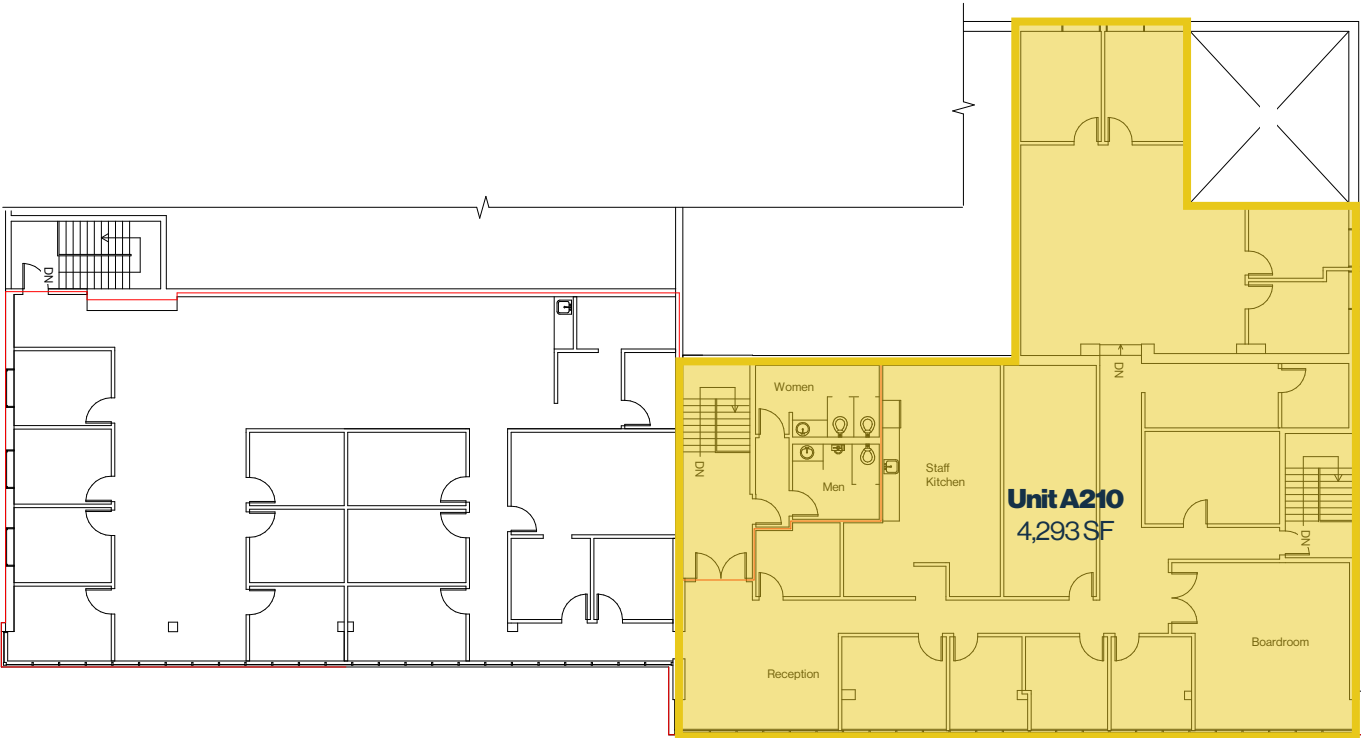
PROPERTY DETAILS

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

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

Downtown



Thank you for your interest!

For More Info.



Olivia Bohdan

P 403.629.0809

E obohdan@blackstonecommercial.com



Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Follow us:
Blackstone
Commercial



Blackstone
Commercial Real Estate Services Inc.