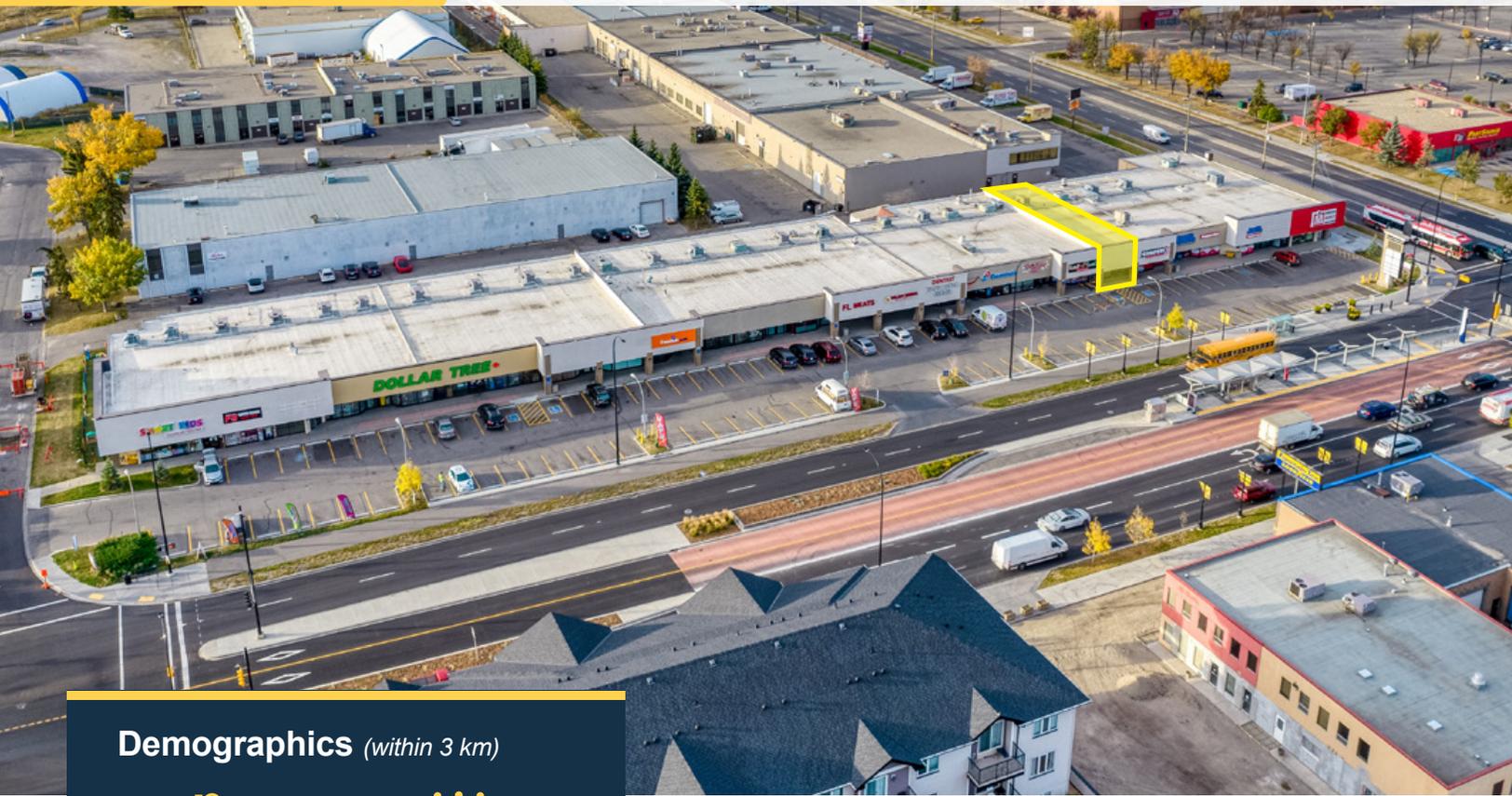


For Lease

5315 17 Avenue SE | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Forest Lawn



POPULATION
75,858



MEDIAN AGE
40



HOUSEHOLD INCOME
\$78,983

Building Details



PARKING
Ample Surface



YEAR BUILT
1980



TRAFFIC COUNT

27,000 VPD | 17 Ave. @ 54 St. West
26,000 VPD | 17 Ave. @ 47 St. West



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

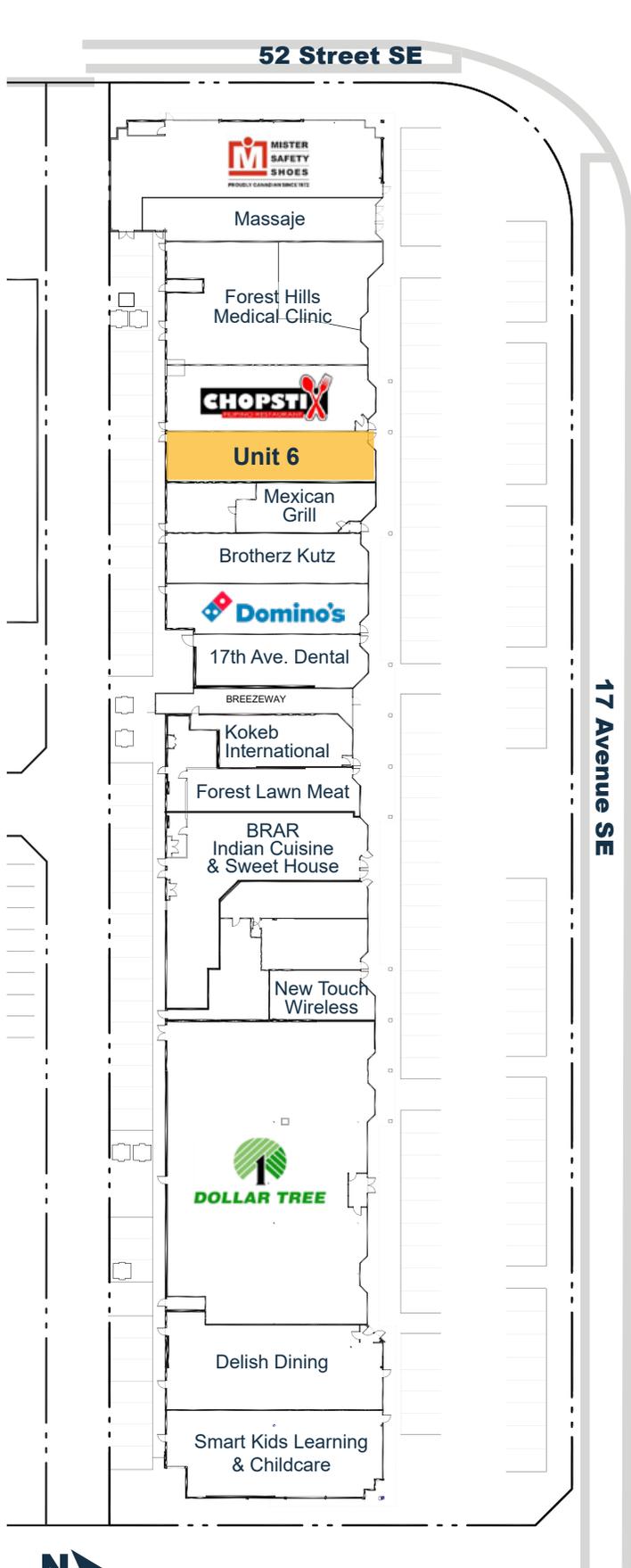
BlackstoneCommercial.com

Forest Hills Plaza

PROPERTY DETAILS

Unit Size	UNIT 6: 1,660 SF
Rental Rate	\$25.00 PSF
Op Costs	\$12.74 PSF (Est. 2026)
Availability	Immediate
District	Forest Lawn
Year Built	1980
Parking	Ample Surface Parking

- Well-established retail plaza with long-term tenants and easy access
- Ideal for take-out restaurants, retail shops, or office use
- Prime location in the heart of the dynamic “International Avenue” shopping district
- Excellent exposure on 17th Avenue SE, with a BRT station directly in front
- Prominent pylon signage available for maximum visibility
- High-traffic corridor with over 45,000 vehicles per day, linking major East-West and North-South routes



Forest Lawn

Keeler School
Calgary Board of Education

Penbrooke Meadows

Forest Lawn High School
Calgary Board of Education

Jack James High School
Calgary Board of Education

Ernest Morrow School
Calgary Board of Education

Penbrooke Meadows School
Calgary Board of Education



17 AVENUE SE

Property Location

Elliston Park

52 STREET SE



Thank you for your interest!

For More Info.



Olivia Bohdan
Senior Associate

P 403.629.0809
E obohdan@blackstonecommercial.com



Shane Olin
Principal

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. © 2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

