



## Demographics (within 3 km)



NEIGHBORHOOD  
Beltline



POPULATION  
117,654



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$143,136

## Building Details



PARKING  
Ample Surface &  
Underground



YEAR BUILT  
1974



TRAFFIC COUNT

9,000 VPD | 5 Street & 17 Avenue SW  
17,000 VPD | 17 Avenue SW



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

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## Prime Retail Location

### Property Details

#### Main Floor:

Unit 100 - 1,894 SF\* must include a min. of 1,500 SF from Unit 216  
Unit 113 - 4,176 SF/C/L

#### Second Floor:

Unit 200 - 1,450 SF  
Unit 202 - 1,566 SF  
Unit 205 - 1,042 SF  
Unit 210 - 868 SF  
Unit 216 - 3,777 SF\* demising option at approx. 2,000 SF

#### Size Available:

#### Availability:

Immediately

#### Net Rate:

Contact Associate

#### Op Costs:

\$15.29 PSF

#### Property Tax:

\$10.32 PSF

#### Zoning:

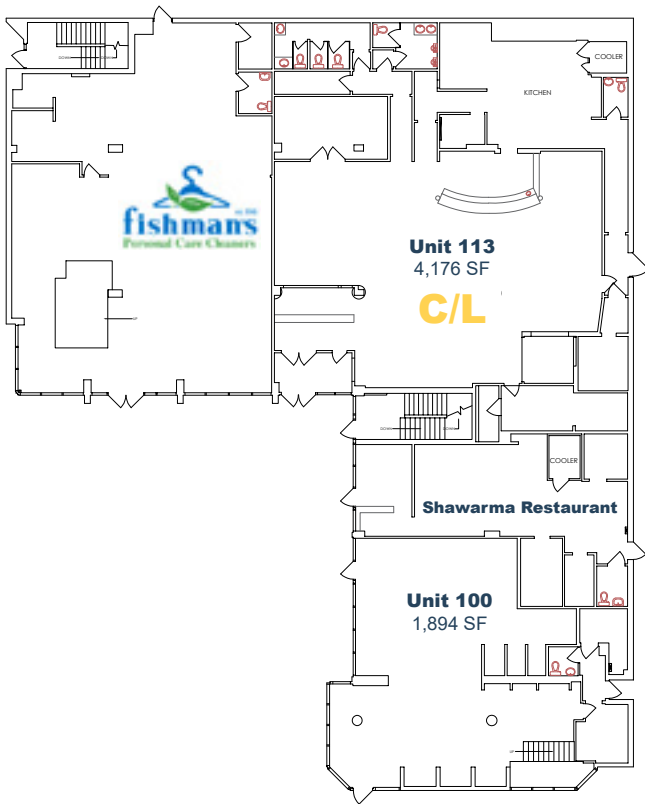
C-COR1

## Highlights

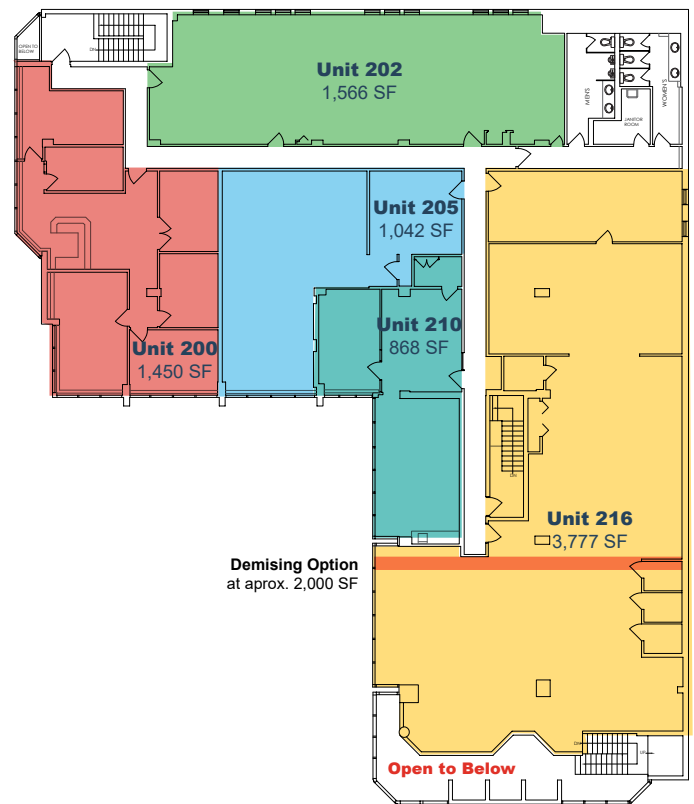
- Located in the heart of 17th Avenue's entertainment and shopping district, just seconds away from trendy amenities such as cafés, restaurants, micro-breweries and fashion outlets
- Easy access to Calgary public transportation routes
- High visibility property located on 17 Avenue SW and 5 Street SW
- One block away from Western Canada High School
- One of the most pedestrian friendly areas in Calgary

# Floor Plans

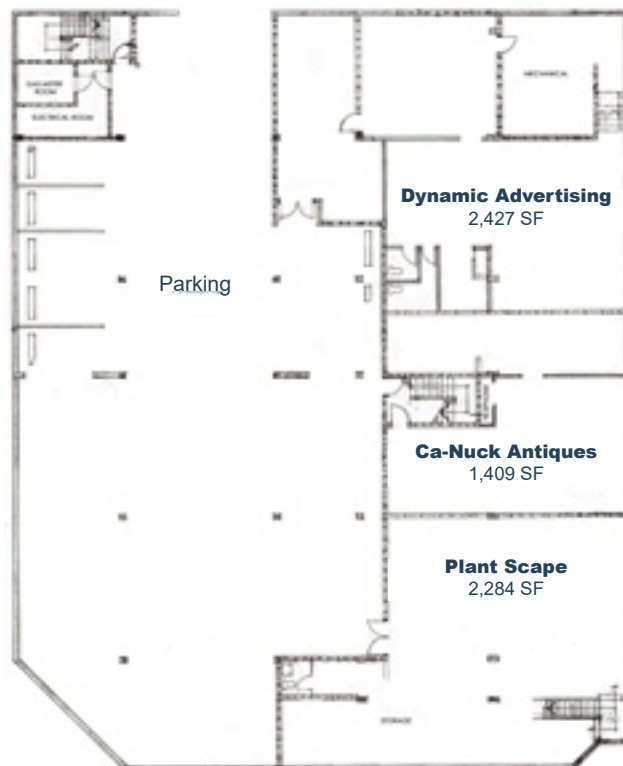
## Main Floor



## Second Floor




## Basement







 [View in Google Maps](#)

- |   |   |
|---|---|
| 1  <b>BROWNS SOCIALHOUSE</b>   | 7  <b>BLANCO</b> |
| 2  <b>BEST BUY</b>             | 8                |
| 3                             | 9               |
| 4  <b>SHOPPERS DRUG MART</b> | 10             |
| 5                            | 11             |
| 6  <b>CLIVE BURGER</b>       | 12             |

# Thank you for your interest!

For More Info.

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