

Blackstone

For Lease

9705 Horton Road SW | Calgary, Alberta
Busy Location offering Retail & Office Opportunities



9705 Horton Road SW, Calgary AB

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PROPERTY DETAILS

| | | Rental Rate |
|--------------|---|---|
| Unit Size | B102: 1,796 SF C/L B202: 1,023 SF C300: 1,132 SF | Ask Associate \$14.00 PSF \$14.00 PSF |
| Op Costs | \$14.19 | |
| Availability | Immediate | |
| District | Southland | |
| Year Built | 1989 | |
| Parking | Ample Surface Parking 2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$100/month for Assigned | |

- Three building complex has ample surface parking with adjacent 2-hour street parking
- Excellent access to Southland Drive and Macleod Trail
- Centrally located office and retail premises available immediately
- Landlord will improve premises to suit tenant
- Common areas recently renovated
- Utilities included in operating costs
- Two blocks from Southland LRT Station



Olivia Bohdan, Associate

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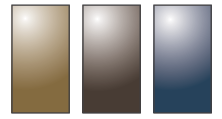
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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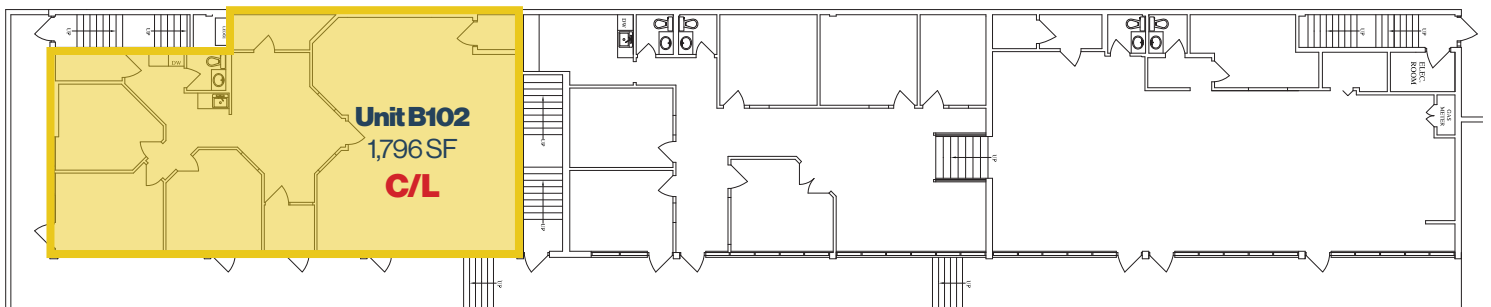


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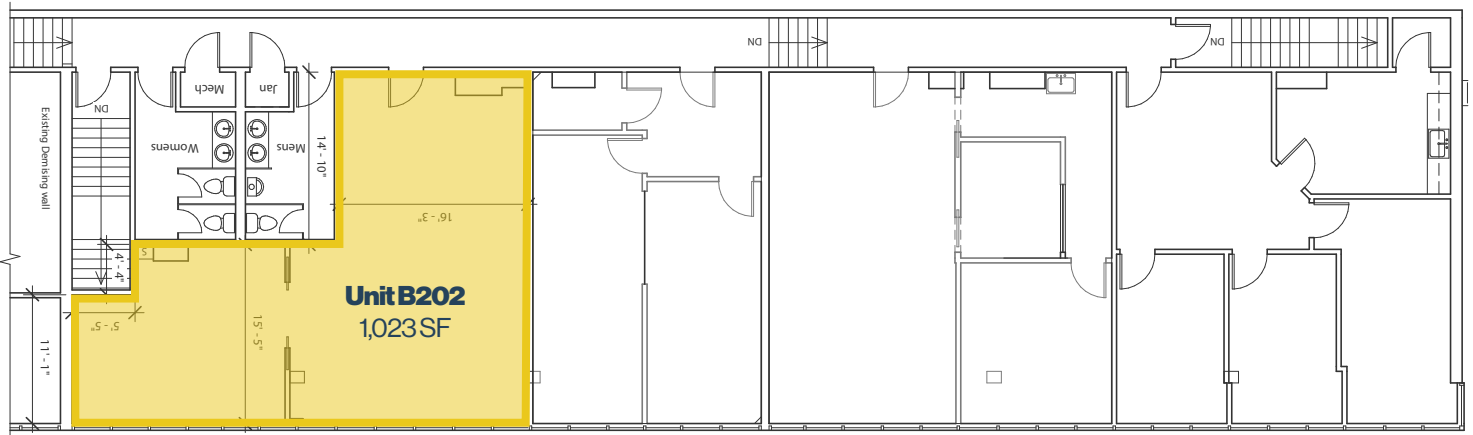
Building B



Main Floor



Second Floor



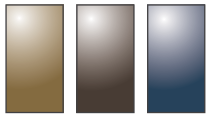
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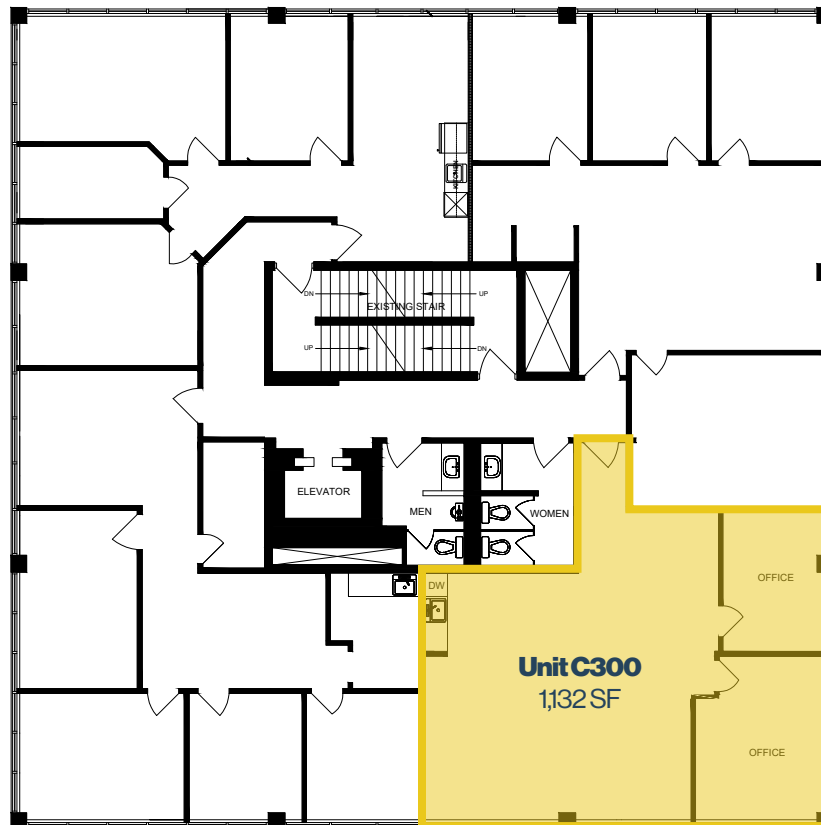


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Building C



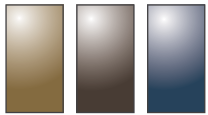
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- 1
- 2 **Value Village**
- 3
- 4
- 5
- 6
- 7 **RONA**
- 8
- 9



NEIGHBORHOOD
Southland



POPULATION
65,296



MEDIAN AGE
43



HOUSEHOLD INCOME
\$123,041



TRAFFIC COUNT

50,000 VPD | Macleod Trail
29,000 VPD | Southland Dr. at Southport



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For more information, please contact one of our associates.

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