

**Blackstone**

# For Lease

9705 Horton Road SW | Calgary, Alberta

Retail/Office Leasing Opportunities

## Horton Park

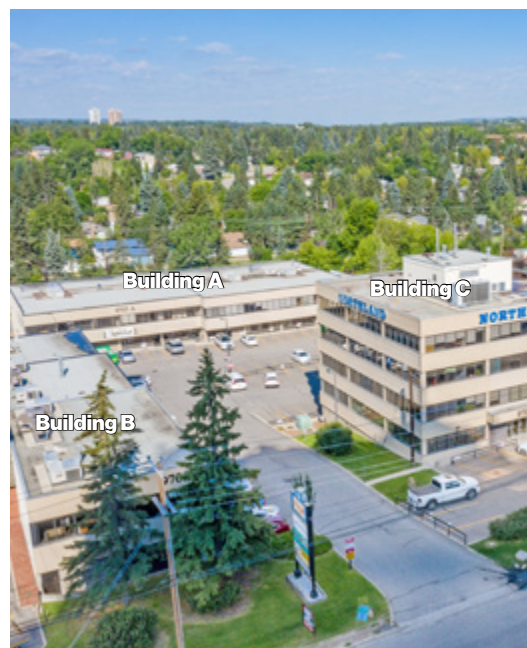
### 9705 Horton Road SW, Calgary AB

Busy Location

#### PROPERTY DETAILS

Available Unit	Rental Rate	
	Office	
	<b>A200:</b> 3,688 SF	\$14.00 PSF
	<b>A210:</b> 4,293 SF	\$14.00 PSF
	<b>C302:</b> 1,340 SF	\$14.00 PSF
<b>Op Costs</b>	<b>Building A:</b> \$14.14   <b>Building C:</b> \$14.46	
<b>Availability</b>	30-days Notice	
<b>District</b>	Southland	
<b>Year Built</b>	1989	
<b>Parking</b>	Ample Surface Parking. 2 stalls per 1,000 SF 15 - 1 Hour Visitor Stalls. \$125/month for Assigned	

- Three building complex has ample surface parking with adjacent 2-hour (Free) 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
- Utilities included in operating costs
- Two blocks from Southland LRT Station



**Olivia Bohdan**, Associate

P 403.629.0809

E obohdan@blackstonecommercial.com

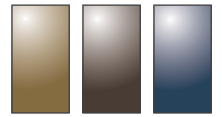
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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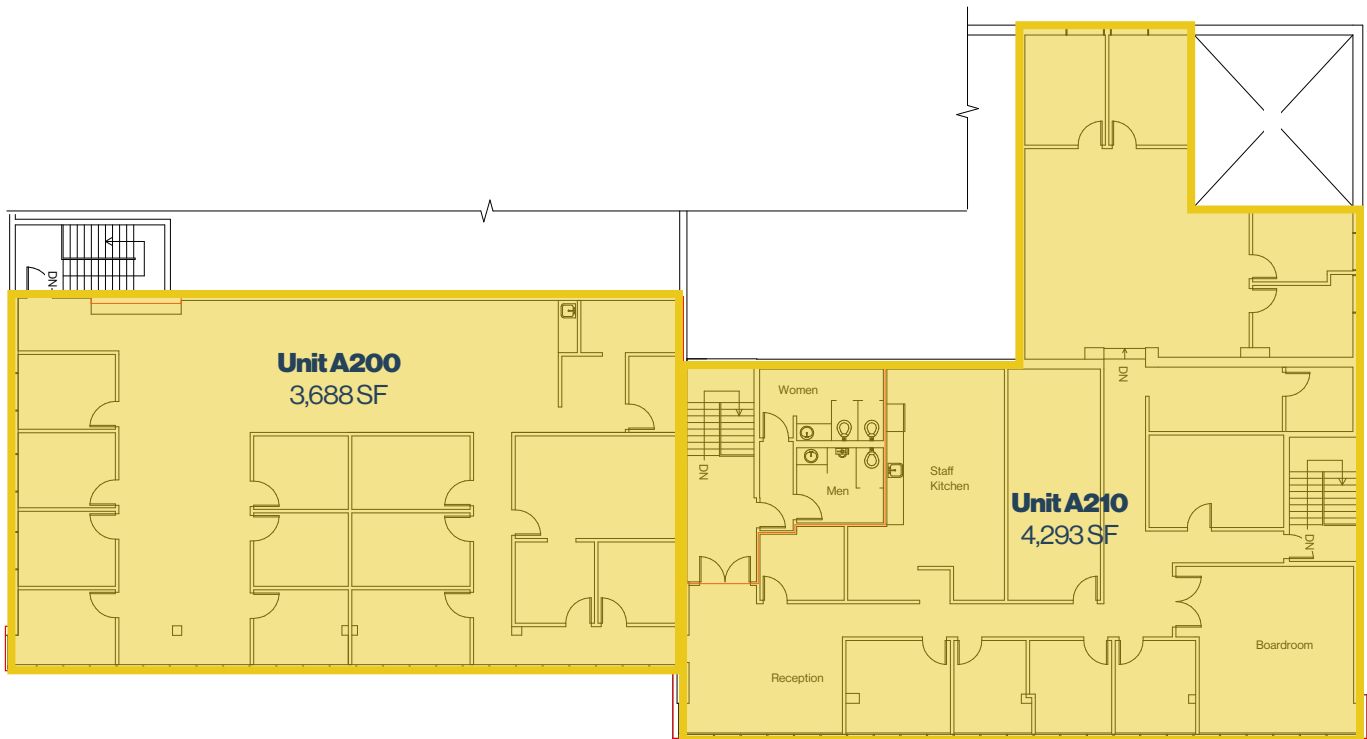
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## Building A



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

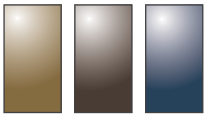
[BlackstoneCommercial.com](http://BlackstoneCommercial.com)

**Olivia Bohdan** Associate

P 403.629.0809

E [obohdan@blackstonecommercial.com](mailto:obohdan@blackstonecommercial.com)



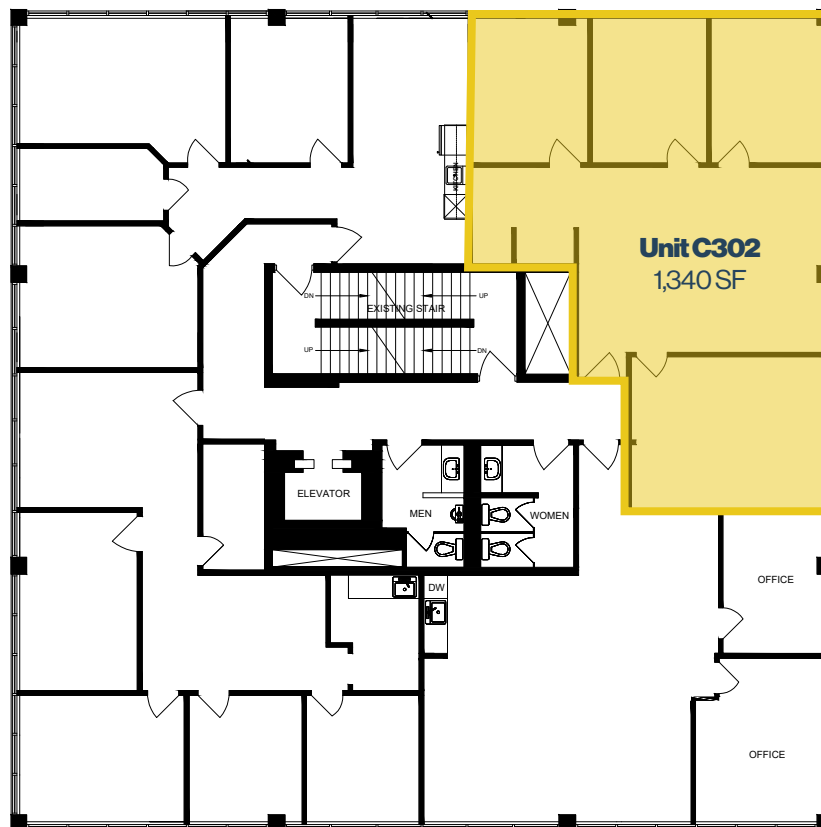


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# For Lease

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

**Building C**



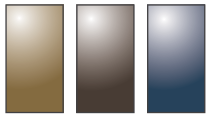
**Olivia Bohdan**, Associate

P 403.629.0809

E obohdan@blackstonecommercial.com

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9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
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# For Lease

9705 Horton Road SW | Calgary, Alberta

Busy Location offering Retail & Office Opportunities

- 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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**Olivia Bohdan**, Associate

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