

**Blackstone**

# For Lease

9705 Horton Road SW | Calgary, Alberta

Busy Location offering Retail & Office Opportunities



## 9705 Horton Road SW, Calgary AB

Busy Location offering Retail & Office Opportunities

**Unit Size** **B202:** 1,023 SF  
**B206:** 1,125 SF  
**B208:** 1,110 SF

**Rental Rate** \$14.00

**Op Costs** \$13.83

**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 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



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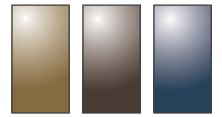
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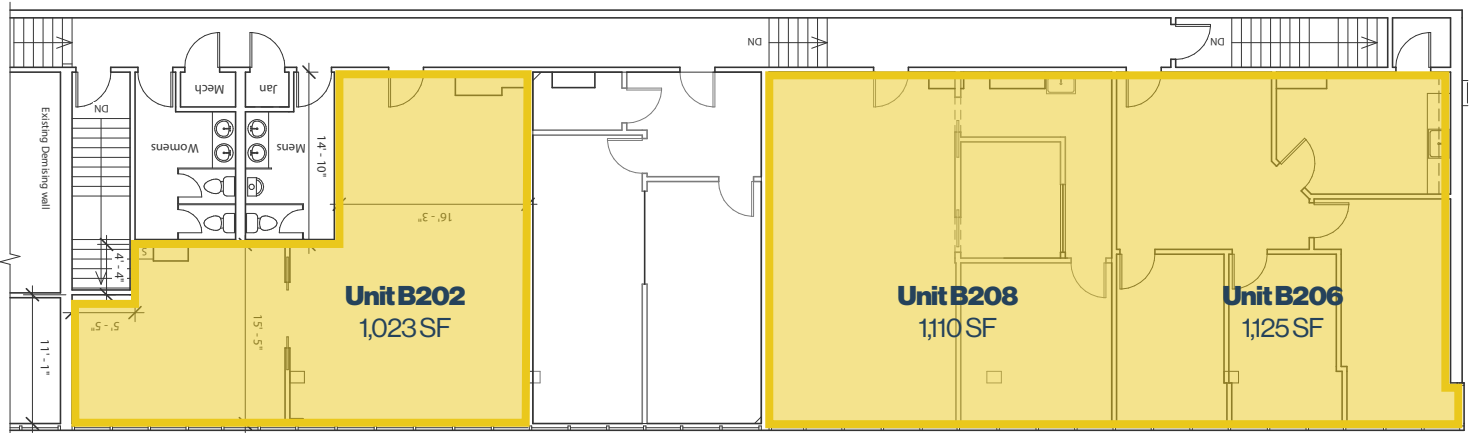


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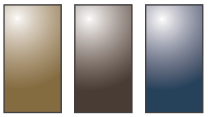
## Building B



## Second Floor







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- 1
- 2 **Value Village**
- 3 **BRICK**
- 4 **ID**
- 5 **Esso**
- 6 **BMO**
- 7 **RONA**
- 8 **WAL\*MART**
- 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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