

For Lease

9705 Horton Road SW | Calgary, AB

Horton Park

A110
2,993 SF
Flexible-Use

Demographics (within 3 km)



NEIGHBORHOOD
Southland



POPULATION
67,803



MEDIAN AGE
42.8



HOUSEHOLD INCOME
\$83,780

Building Details



PARKING
Ample Surface
+ Street



YEAR BUILT
1989



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



Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
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Industrial Flex Space Opportunity

PROPERTY DETAILS

Unit Available	Building A Back-side Flexible-Use A110: 2,993 SF
Lease Rate	\$12.00 PSF
Op Costs	\$6.61 PSF (Est. 2026) (plus utilities)
Zoning	Industrial – Business (I-B)
Availability	30-days
Parking	2 stalls per 1,000 SF \$125/month/stall

- Flexible industrial service-oriented space (I-B zoning)
- Supports a wide range of permitted & discretionary commercial uses
- Building A is a two-storey walk-up
- Ample surface parking + free 2-hour street parking nearby
- Excellent access to Southland Drive & Macleod Trail
- Landlord fixturing available to suit tenant needs
- Walking distance to Southland LRT Station

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MAIN FLOOR

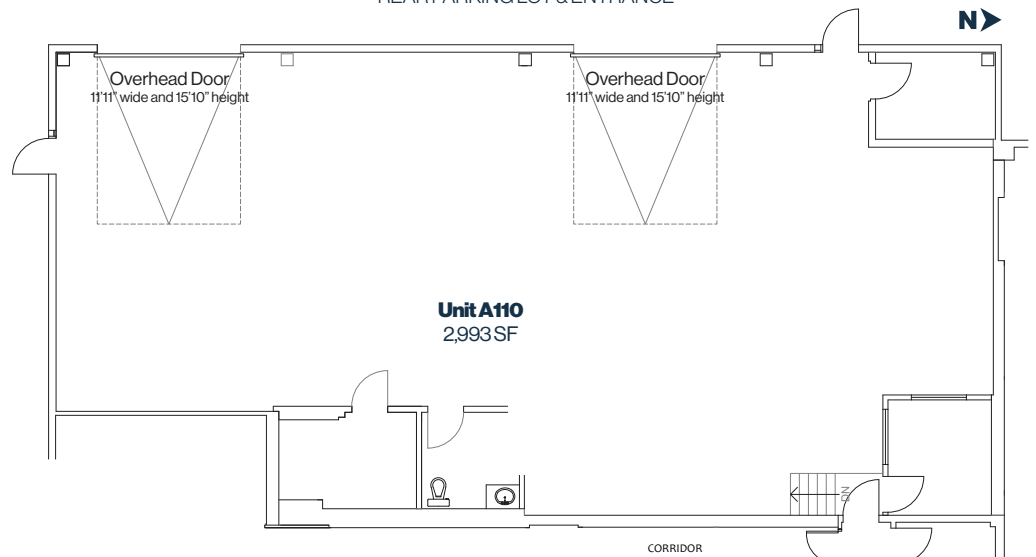
- **Unit A110 | 2,993 SF**
- 15' Overhead Door (2)
- SW Corner

I-B Zoning Uses Include:

- Billiard Parlor
- Catering
- Drinking Establishment
- Fitness Centre
- Food Production/Storage
- Health Services Laboratory — Without Clients
- Indoor Recreation Facility
- Instructional Facility
- Manufacturing/Processing of Goods, Food & Beverages
- Motion Picture Prod. Facility
- Offices/Workshops of Trades/ Services
- Post Secondary Learning Institute
- Power Generation Facility
- Print Centre
- Printing, Publishing and Distributing
- Protective & Emergency Service
- Radio and Television Studio
- Recycle Depot
- Food Services
- Repair/Service of Furniture/ Electronic Equipment
- Research and Development
- Restaurant
- Retail and Consumer Services
- Self Storage
- Servicing/Repairing of Goods/ Equipment
- Vehicle Rental - Minor
- Warehousing, Shipping and Distribution

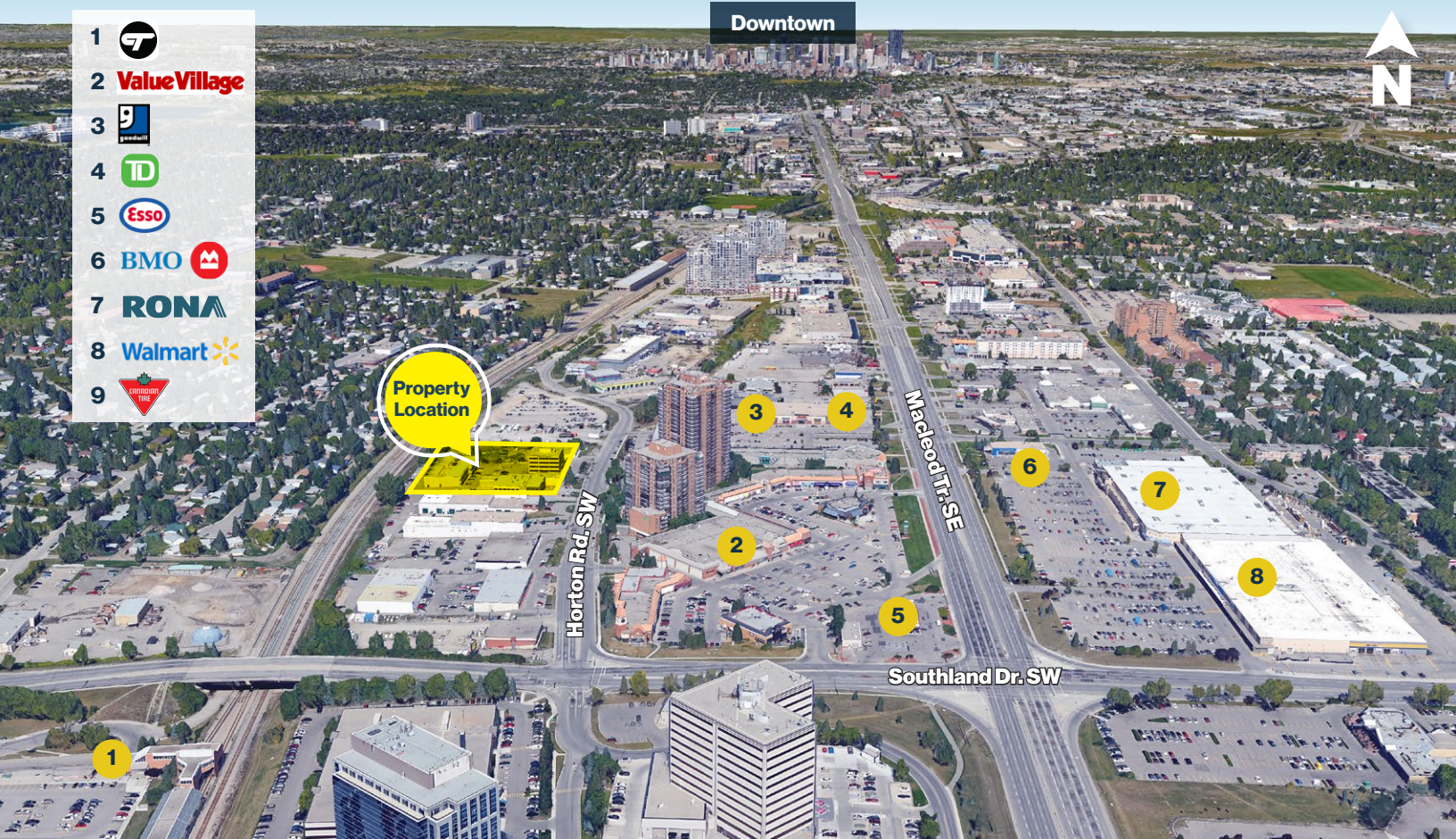


REAR PARKING LOT & ENTRANCE



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

Downtown



Thank you for your interest!

For More Info.



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