

For Lease

9705 Horton Road SW | Calgary, AB

Horton Park



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

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Retail/Office/Industrial Opportunities

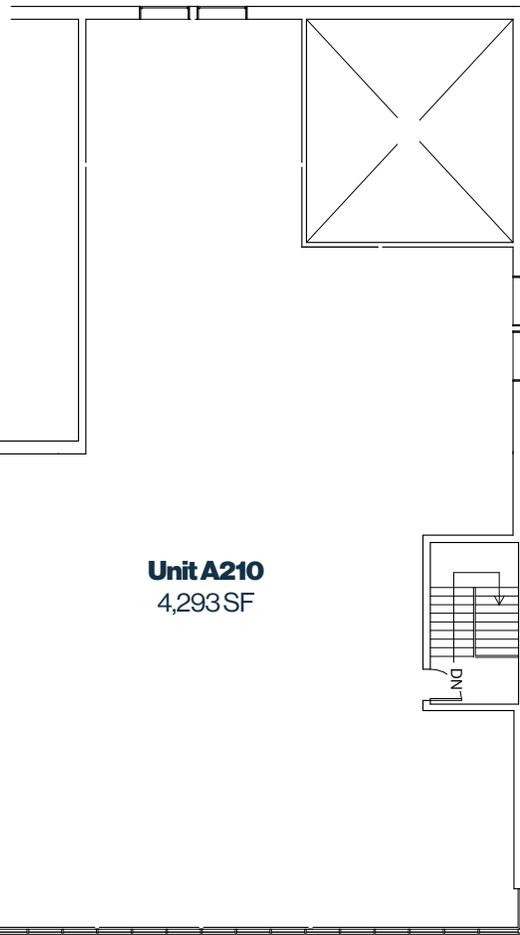
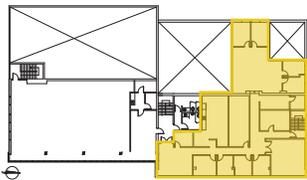
PROPERTY DETAILS

Unit Available	Building A Retail/Office A210: 4,293± SF	Building A Industrial A110: 2,993 SF
Lease Rate	\$14.00 PSF	\$14.00 PSF
Op Costs	\$14.22 PSF (Est. 2026)	\$6.61 PSF (Est. 2026) <i>(plus utilities)</i>
Zoning	Industrial – Business (I-B)	
Availability	30-days	
Parking	2 stalls per 1,000 SF \$125/month/stall	

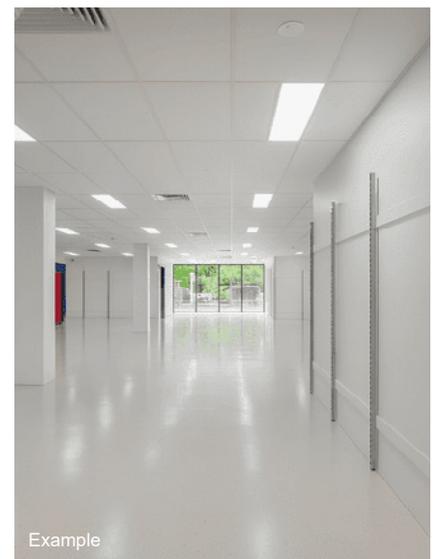
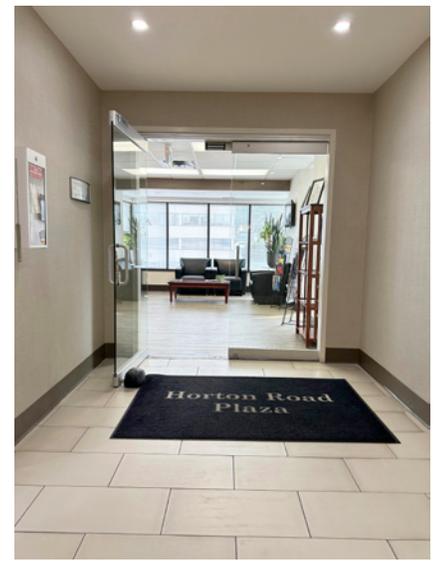
- Building A is a two-storey walk-up
- Plenty of onsite surface parking + free 2-hour street parking nearby
- Quick and easy access to Southland Drive & Macleod Trail
- Retail/Office/Industrial spaces available in a central, high-traffic location
- Landlord will customize improvements to fit your business needs
- Utilities conveniently included in operating costs
- A short walk to Southland LRT Station

2nd
FLOOR

- **Unit A210 | 4,293 SF**
- Currently in an 11-office configuration, with Reception, Boardroom, Print Room and Kitchen
- Will Build-to-Suit
- Can be converted into Retail or open space, IE: Dance Studio, Fitness or other



FRONT PARKING LOT & ENTRANCE



Example

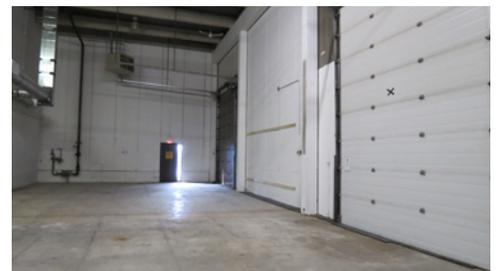
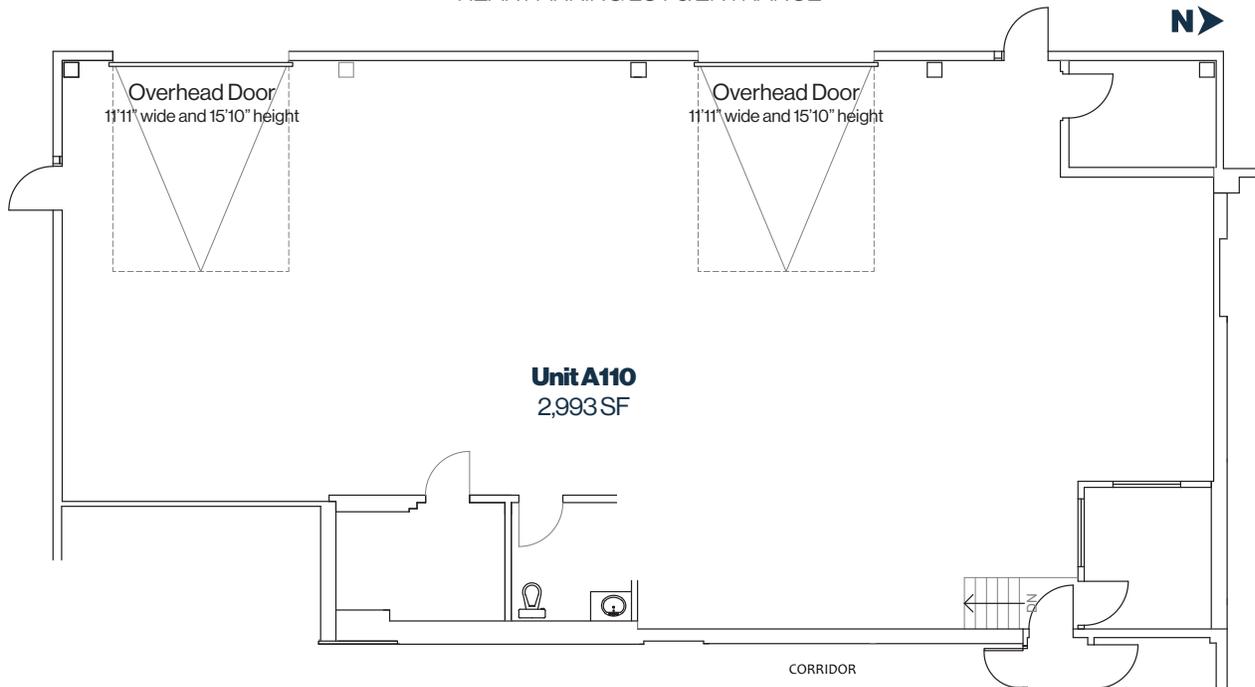
For Lease

MAIN
FLOOR

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

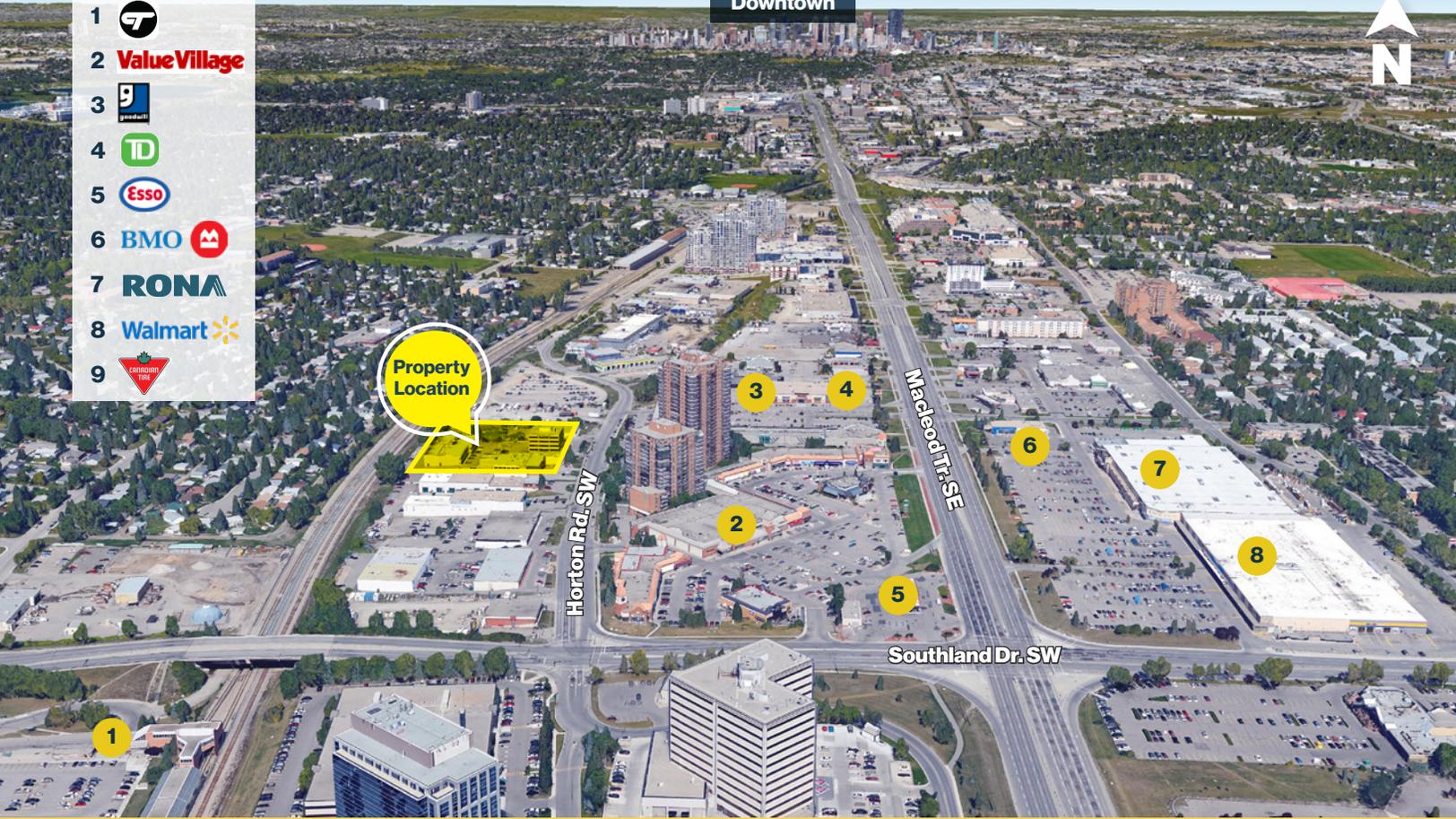


REAR PARKING LOT & ENTRANCE



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

Downtown



Thank you for your interest!

For More Info.



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