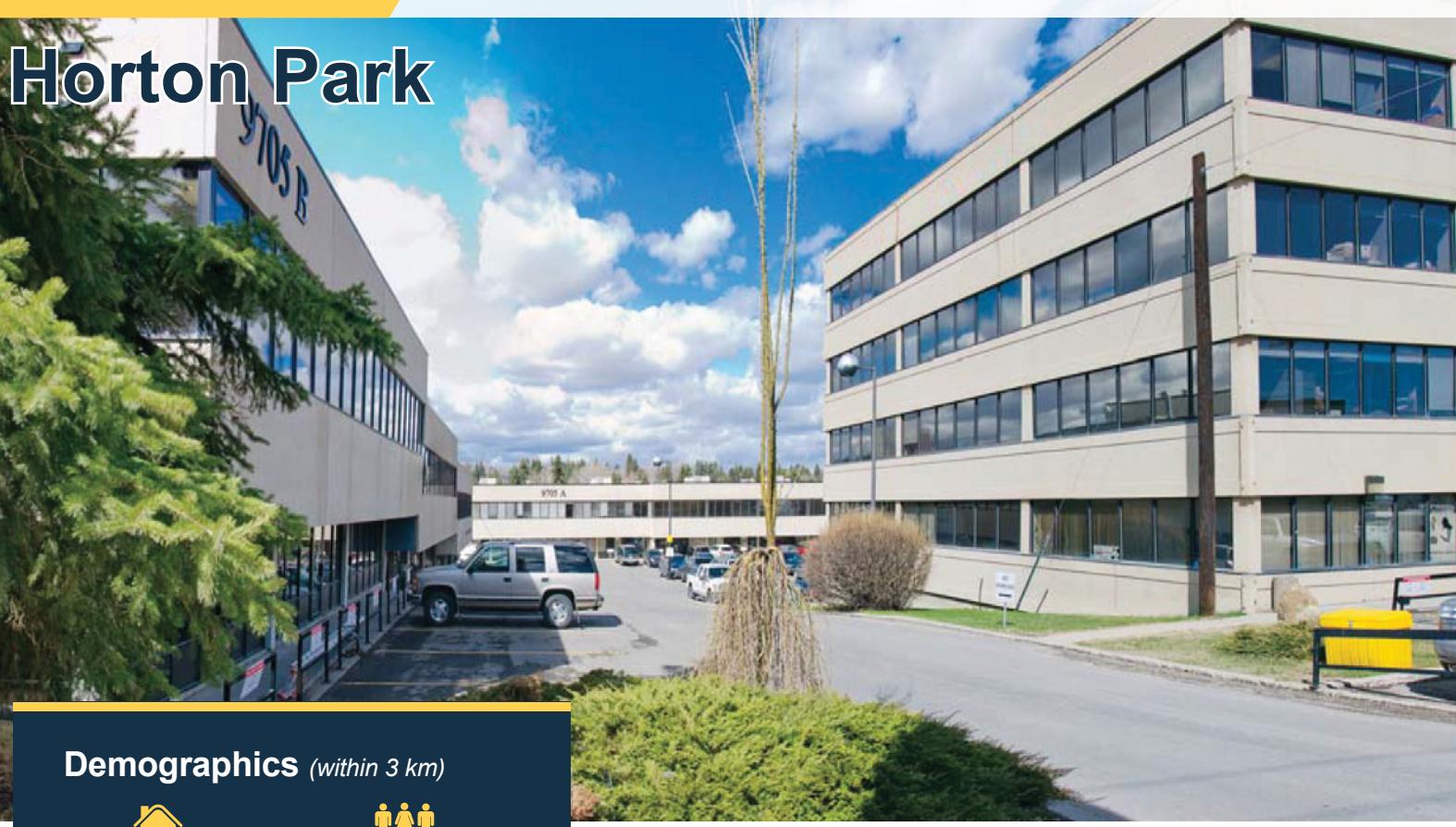


For Lease

Horton Park

9705 Horton Road SW | Calgary, AB



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

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Office/Retail/Industrial Opportunities

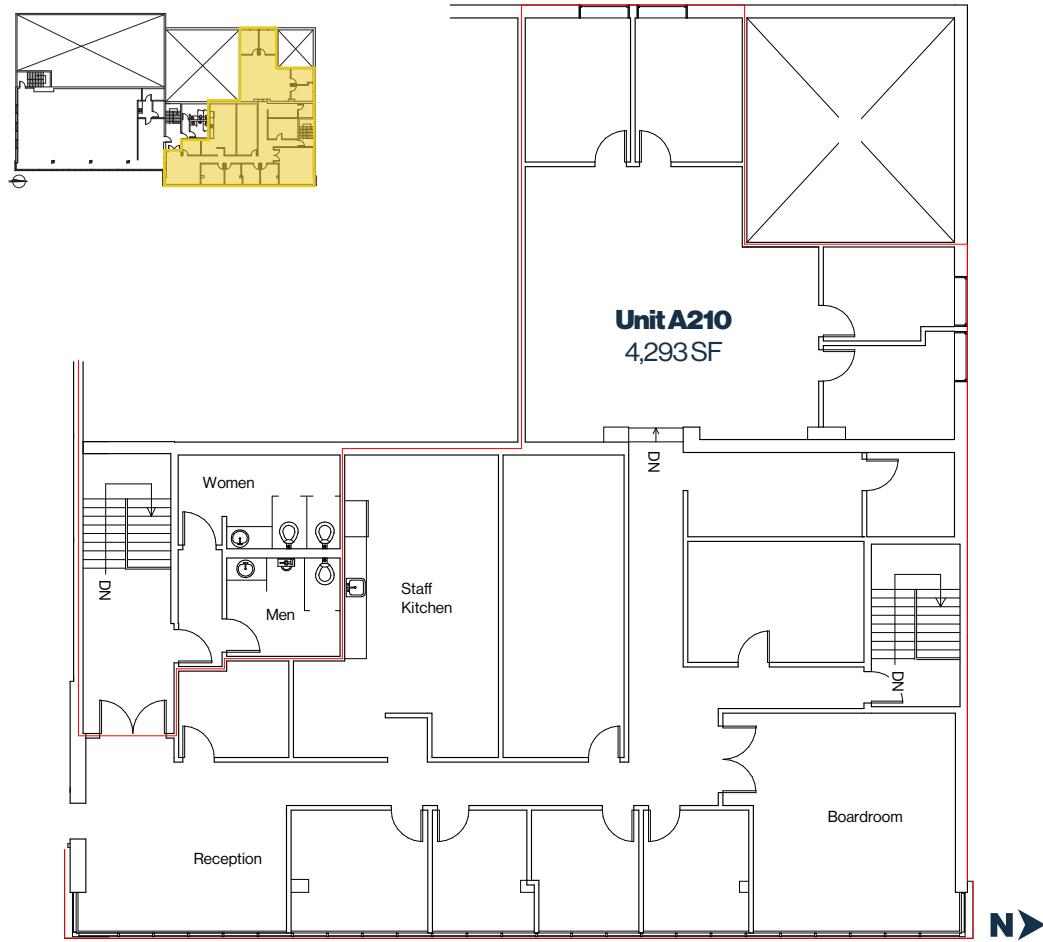
PROPERTY DETAILS

Unit Available	Building A Office A210: 4,293± SF	Building A Industrial A110: 2,993 SF
Lease Rate	\$14.00 PSF	\$12.00 PSF
Op Costs	\$14.22 PSF (Est. 2026)	\$11.58 PSF (Est. 2026)
Availability	30-days	
Parking	Ample Surface Parking 2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$125/month for Assigned	

- 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
- Office & Retail 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

For Lease

9705 Horton Road SW | Calgary, AB



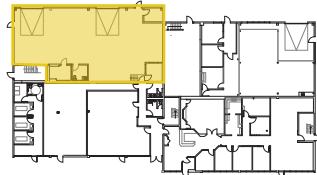
FRONT PARKING LOT & ENTRANCE

Blackstone

www.BlackstoneCommercial.com

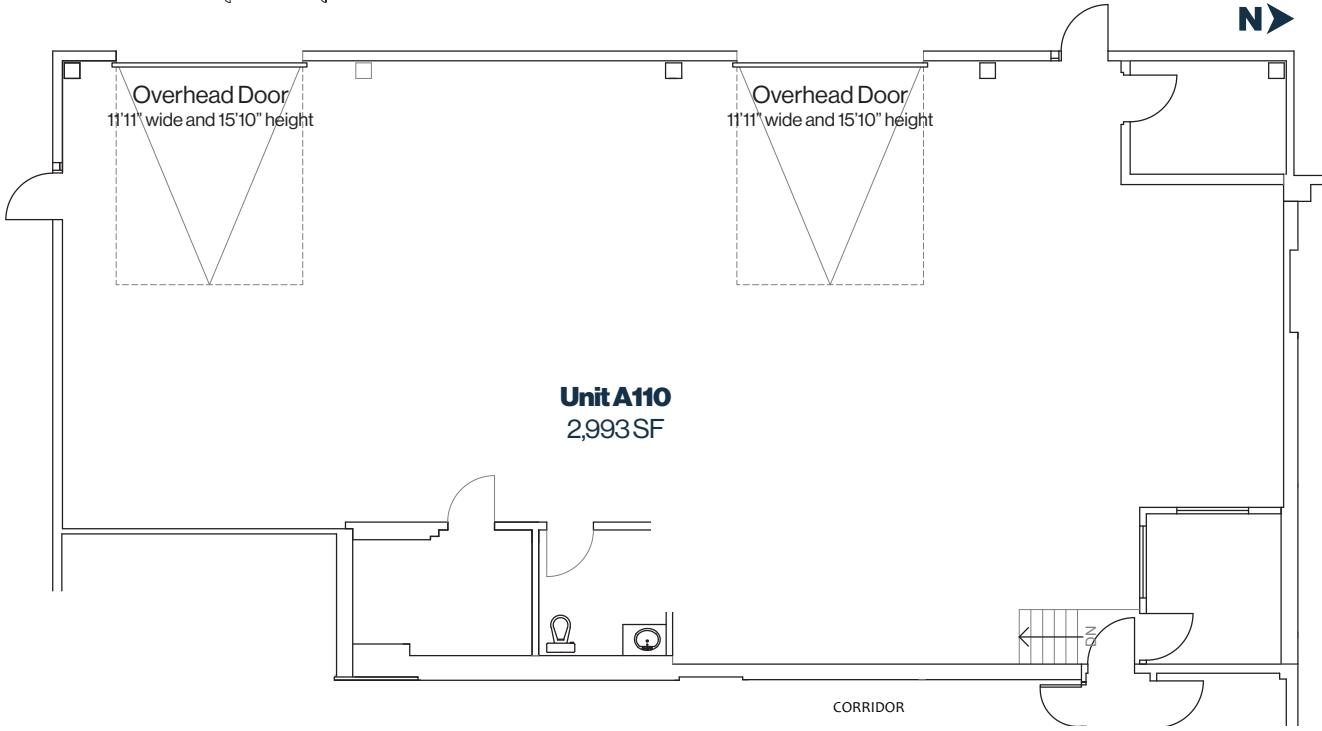
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9705 Horton Road SW | Calgary, AB



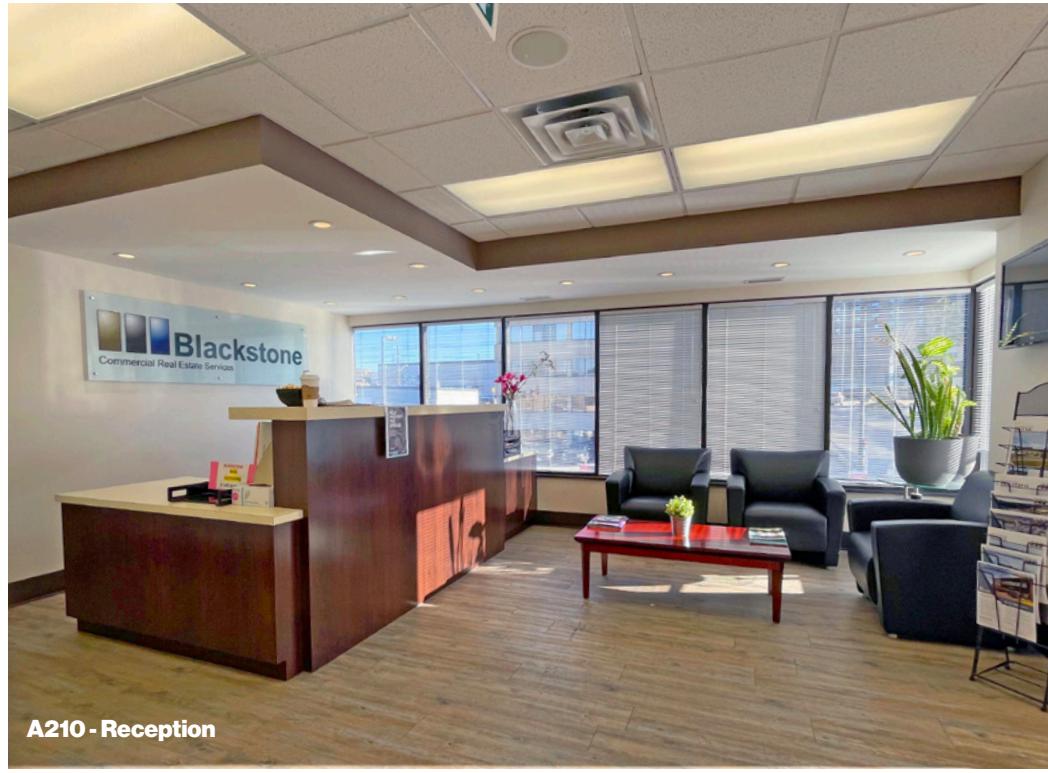
REAR PARKING LOT & ENTRANCE

N ➤



For Lease

9705 Horton Road SW | Calgary, AB



A210 - Reception



A210 - Entrance



A210 - Main Hallway



A210 - Boardroom



A210 - Kitchen



A210 - Mens Washroom



Thank you for your interest!

For More Info.



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