

For Lease

9705 Horton Road SW | Calgary, AB

Horton Park

A110
2,993 SF
Flexible-use

A210
4,293 SF
Retail / Office

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
P (403) 214-2344

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Retail/Office/Industrial Opportunities

PROPERTY DETAILS

Unit Available	Building A Front-side Retail/Office A210: 4,293± SF	Building A Back-side Flexible-Use A110: 2,993 SF
Lease Rate	\$14.00 PSF	\$14.00 PSF
Op Costs	\$14.22 PSF (Est. 2026)	\$6.61 PSF (Est. 2026) (plus utilities)
Zoning	Industrial – Business (I-B)	
Availability	30-days	

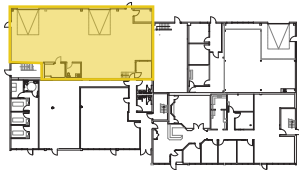
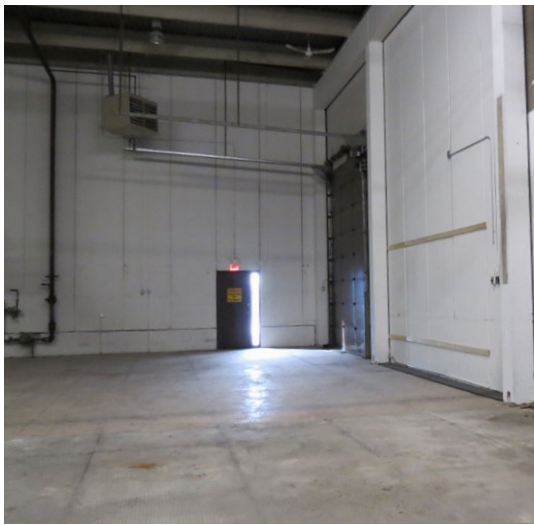
- Flexible office, retail & service-oriented space (I-B zoning)
- Supports a wide range of permitted & discretionary commercial uses
- Building A is a two-storey walk-up
- Ample surface parking + free 2-hour street parking nearby
- Excellent access to Southland Drive & Macleod Trail
- Landlord fixturing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

For Lease

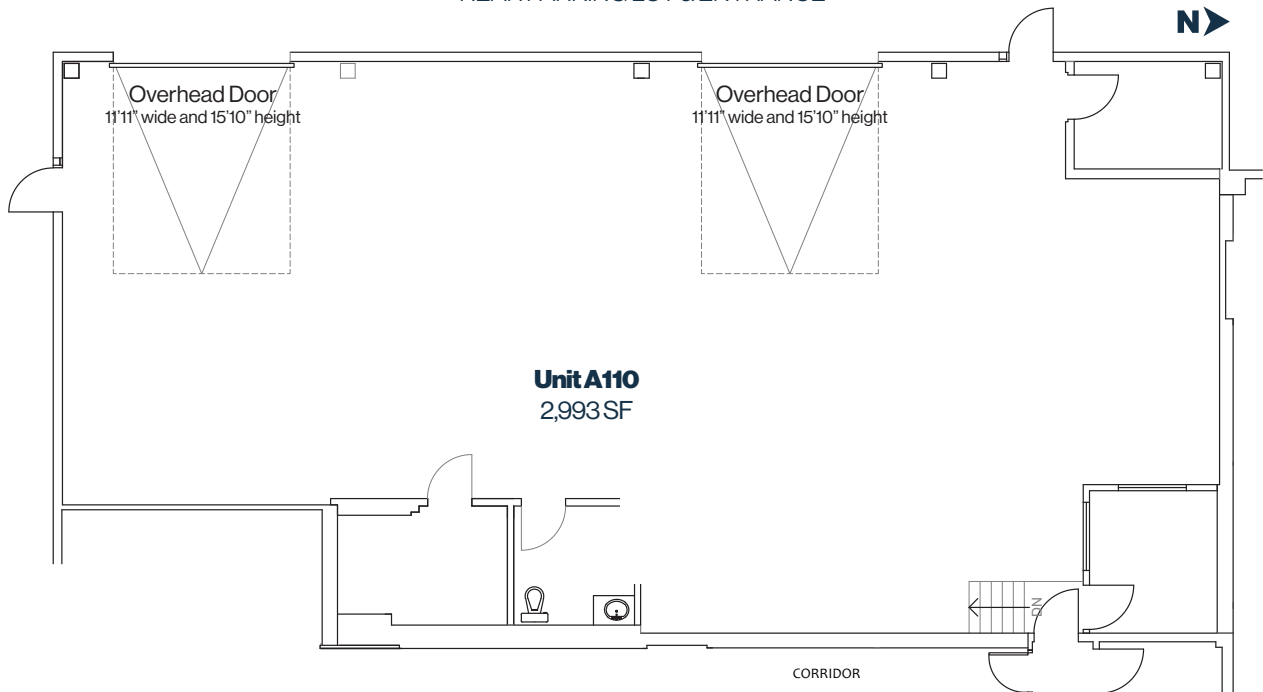
9705 Horton Road SW | Calgary, AB

MAIN
FLOOR

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

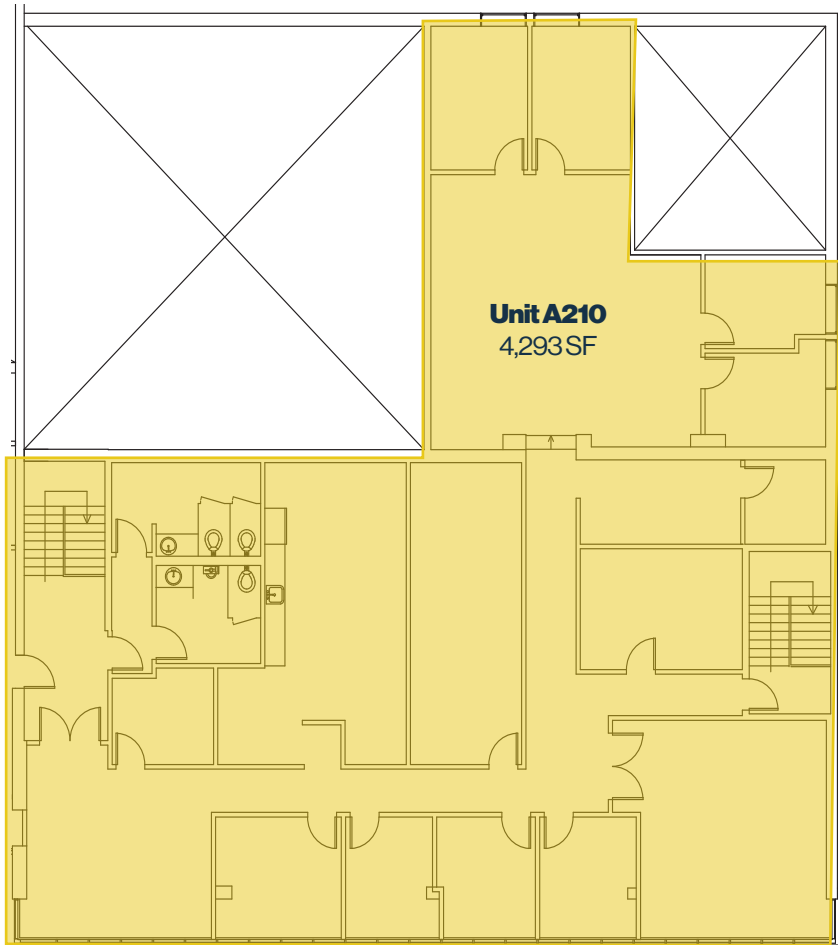


REAR PARKING LOT & ENTRANCE



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

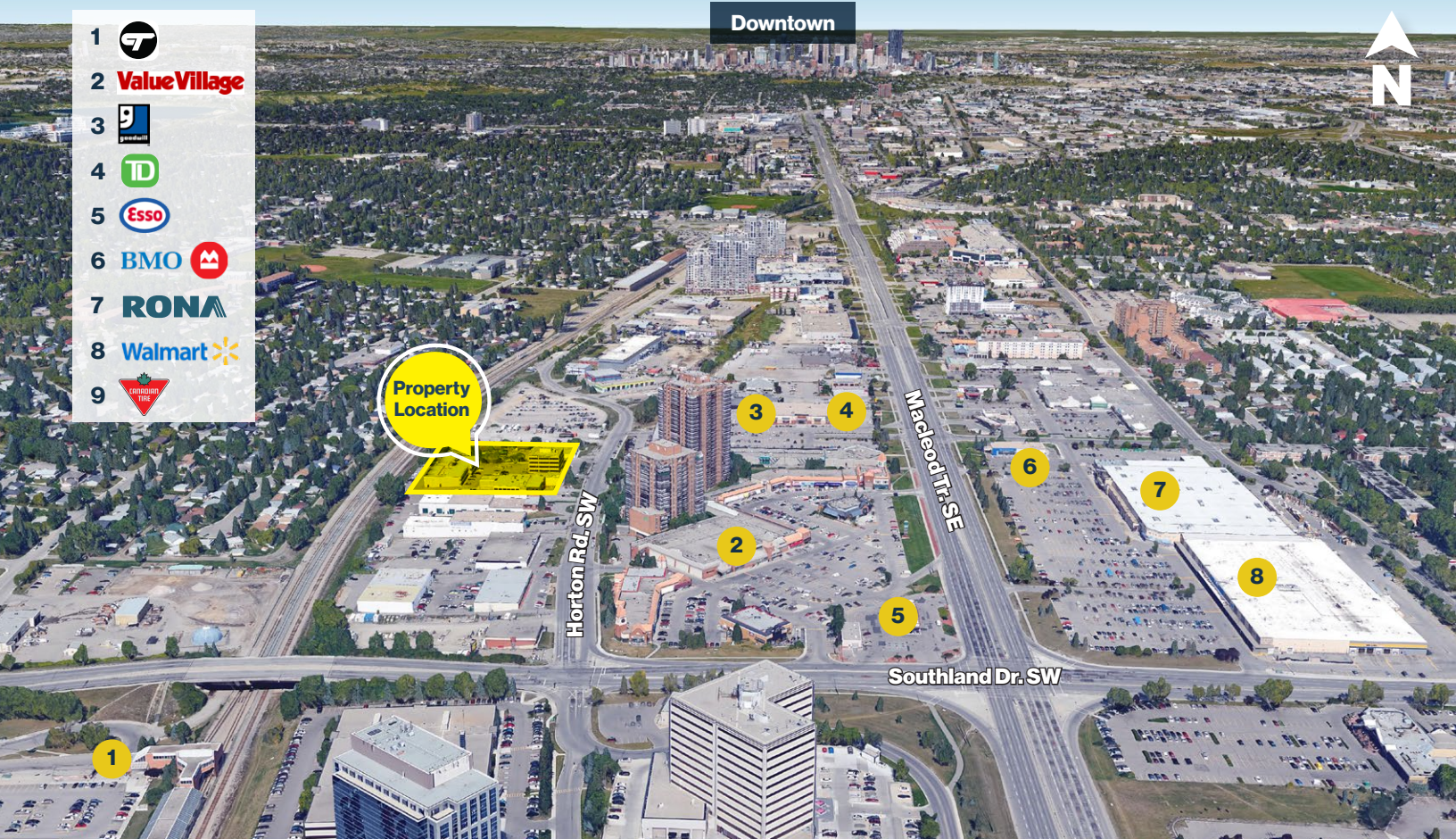


FRONT PARKING LOT & ENTRANCE



- 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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