

For Lease

9705 Horton Road SW | Calgary, AB

Horton Park

A210
4,293 SF
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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Office Opportunity

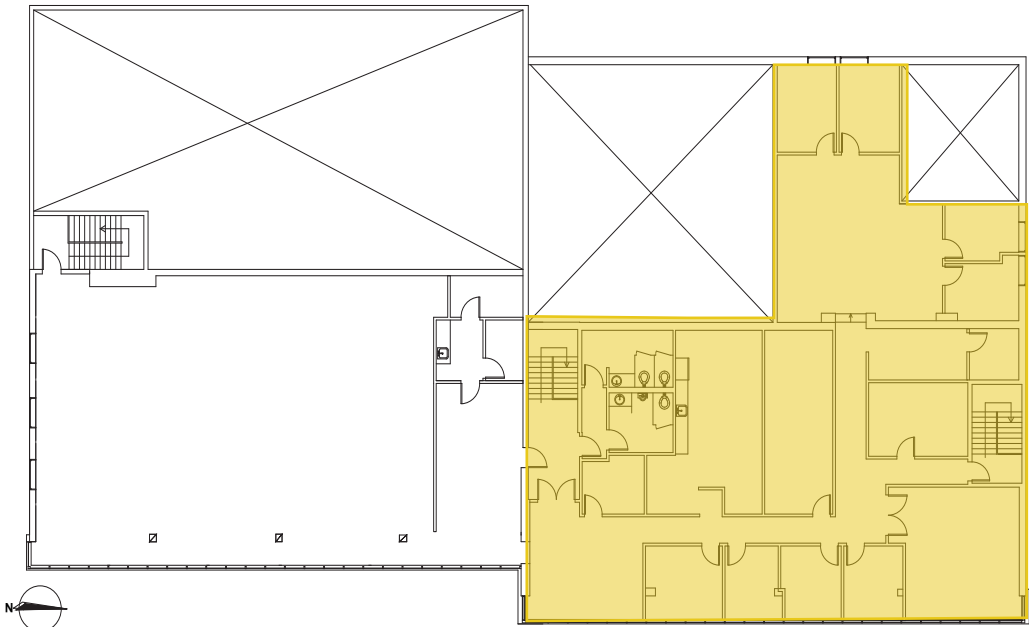
PROPERTY DETAILS

Unit Available	Building A Front-side A210: 4,293± SF
Lease Rate	\$14.00 PSF
Op Costs	\$14.22 PSF (Est. 2026)
Zoning	Industrial – Business (I-B)
Availability	30-days
Parking	2 stalls per 1,000 SF \$125/month/stall

- Flexible I-B zoning office space
- 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

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 to open space, IE: Dance Studio, Fitness or other



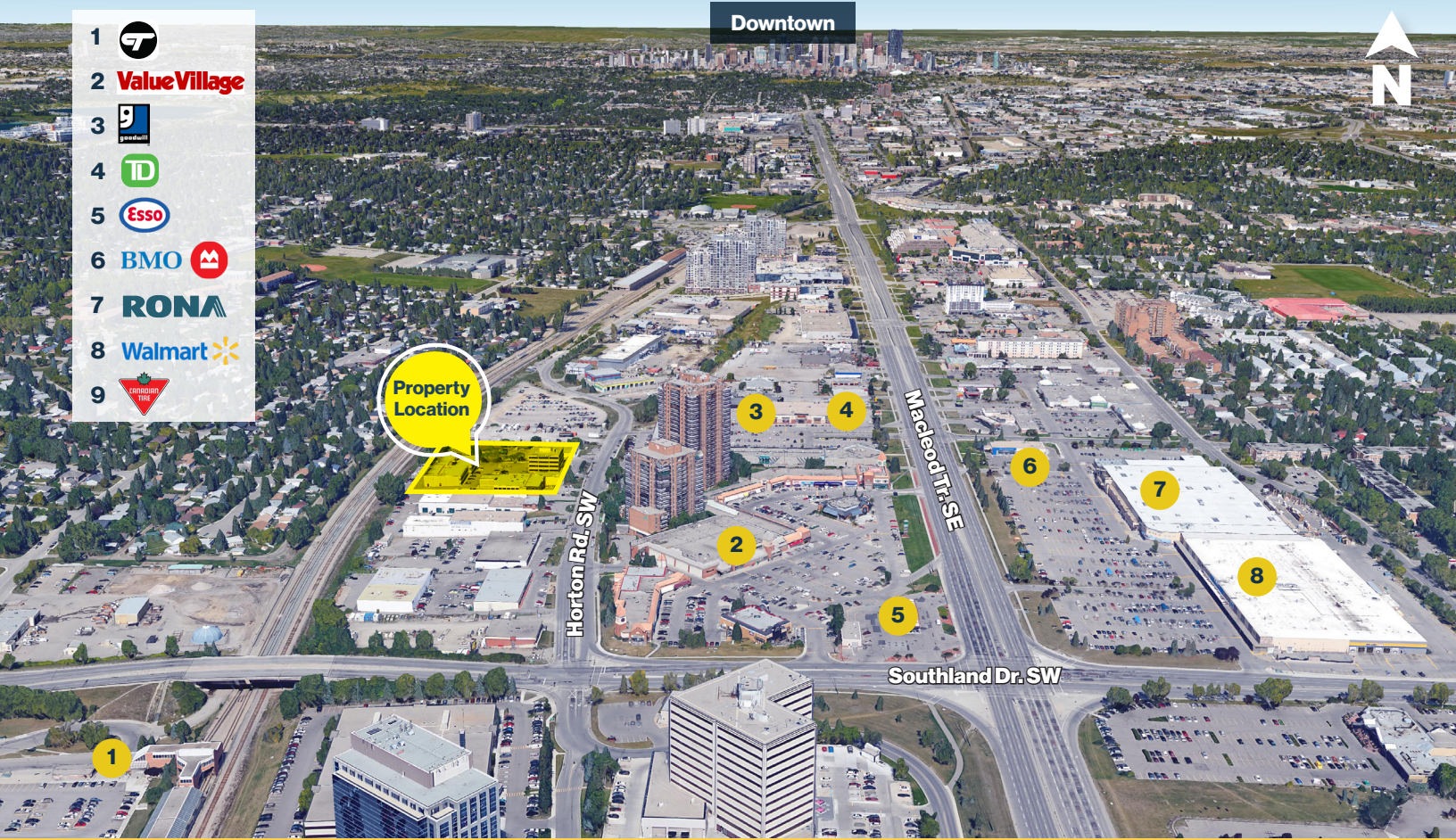
FRONT PARKING LOT & ENTRANCE



Example

- 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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Senior Associate

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