

For Lease

Horton Park, 9705 Horton Rd. SW | Calgary, AB

Horton Park



Demographics *(within 3 km)*



NEIGHBORHOOD
Southland



POPULATION
65,296



MEDIAN AGE
43



HOUSEHOLD INCOME
\$123,041

Building Details



PARKING
Ample
Surface Parking



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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Busy Location

Property Details

	Building B	Net Rental Rate	Op Costs
Size Available:	Unit B202 1,023 SF	\$14.00	\$13.83
	Unit B206 1,125 SF	\$14.00	\$13.83
	Unit B208 1,110 SF	\$14.00	\$13.83

Availability:	Unit B202 - Immediate
	Unit B206 - May 2025
	Unit B208 - Immediate

Parking:	2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$100/month for Assigned
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Highlights

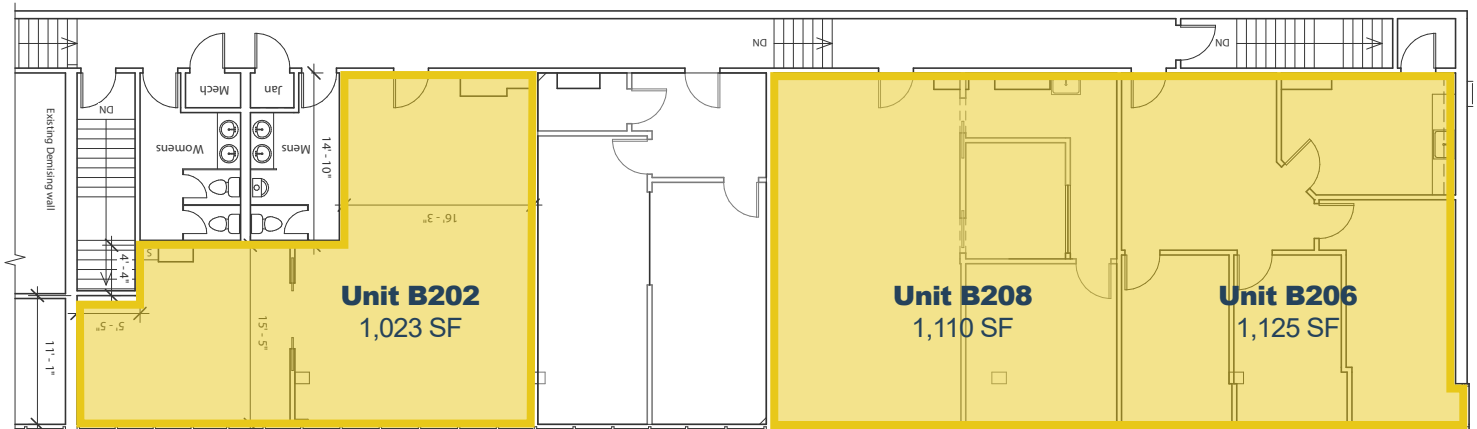
- Three building complex has ample surface parking with adjacent 2-hour street parking
- Excellent access to Southland Drive and Macleod Trail
- Centrally located office premises available immediately
- Landlord will improve premises to suit tenant
- Common areas recently renovated
- Utilities included in operating costs
- Two blocks from Southland LRT Station

Floor Plans

Building B



Second Floor





- 1 
- 2 **ValueVillage**
- 3 **BRICK**
- 4 
- 5 
- 6 
- 7 **RONA**
- 8 **WAL*MART**
- 9 

Downtown



Thank you for your interest!

For More Info.

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