

For Lease

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

Horton Park

Busy Location

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

blackstonecommercial.com

Property Details

	Building A	Net Rental Rate	Op Costs
Size Available:	Unit A100-2 1,123 SF	\$18.00	\$13.58
	Unit A106 2,406 SF	\$16.00	\$11.23
	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 - Immediate
Unit B208 - May 2025

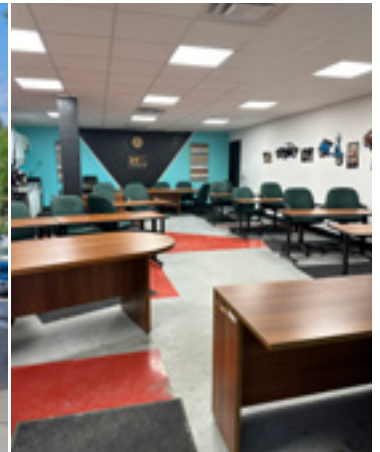
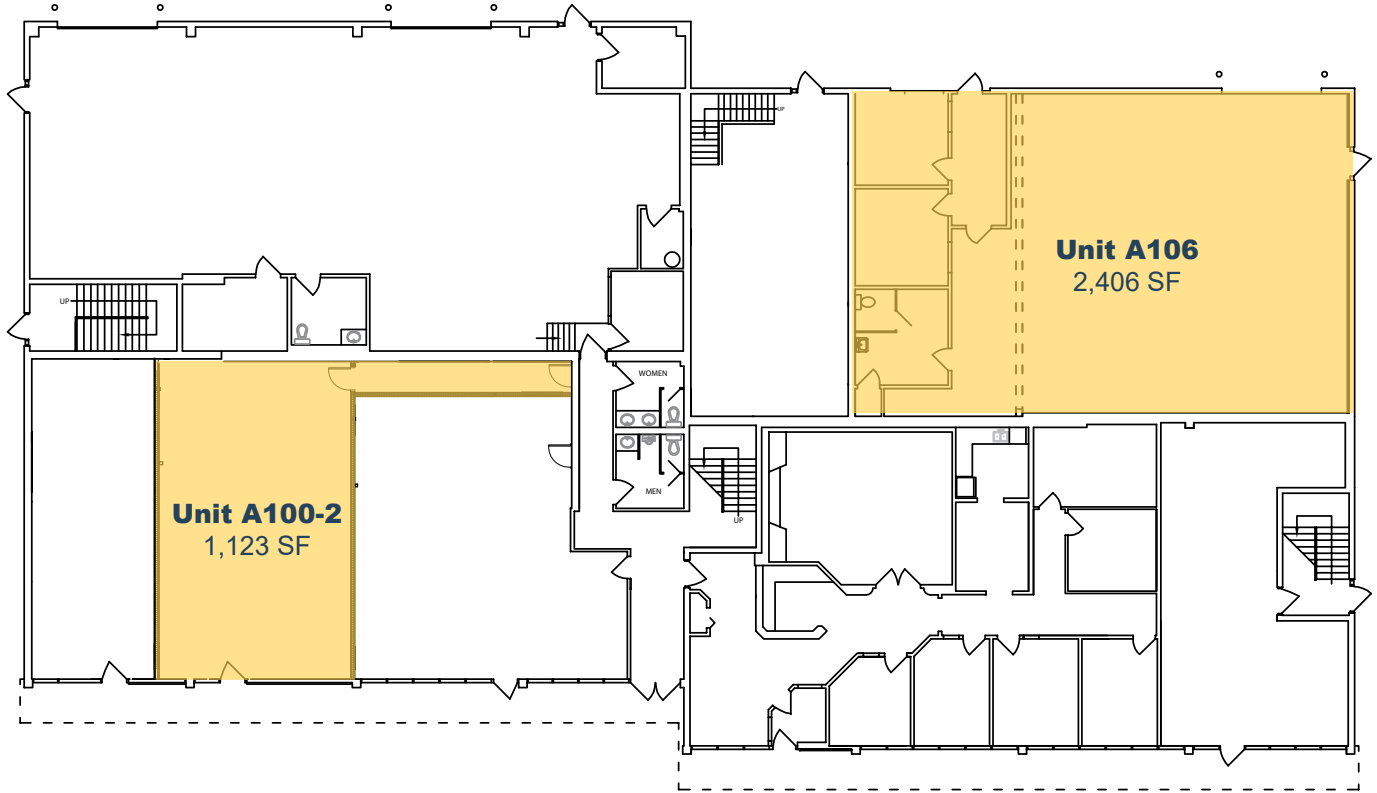
Parking: 2 stalls per 1,000 SF, 15 - 1 Hour Visitor Stalls, \$100/month for Assigned

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 A

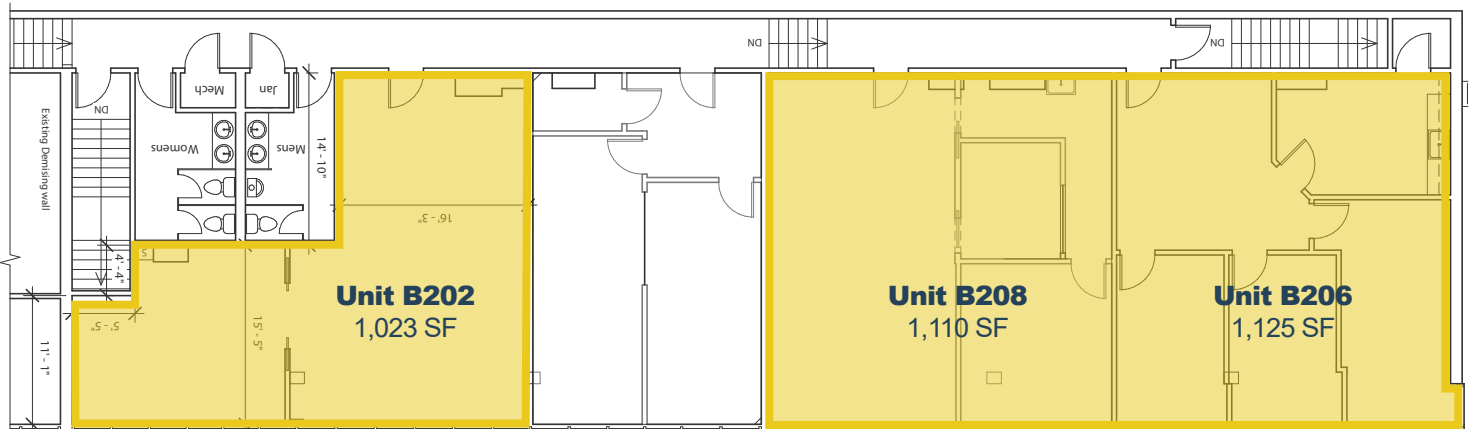


Floor Plans

Building B



Second Floor



Building A



Building B



Building C



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

Downtown



Thank you for your interest!

For More Info.

Olivia Bohdan

📞 403.930.8643

✉️ obohdan@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | 📞 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2024, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Follow us:
Blackstone
Commercial

