

For Lease

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



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 B102 1,796 SF	\$16.00	\$13.62
	Unit B202 1,023 SF	\$14.00	\$13.83
	Building C		
	Unit C302 1,340 SF	\$14.00	\$13.99
	Unit C303 1,004 SF	\$14.00	\$13.99

Availability: Immediate | Unit B102 - August 2024

Net Rate: \$14.00 - \$16.00 PSF

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

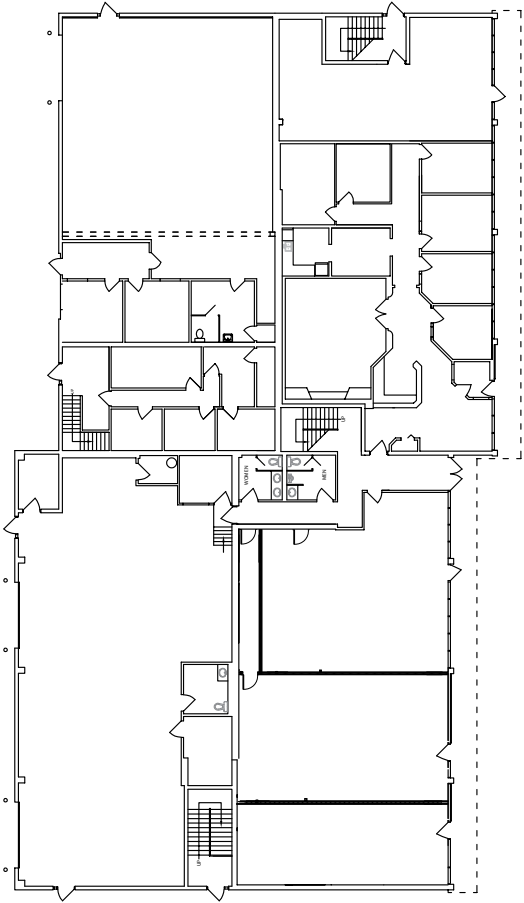
Highlights

- 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
- Office and industrial space available
- Two blocks from Southland LRT Station



Floor Plans

Building A

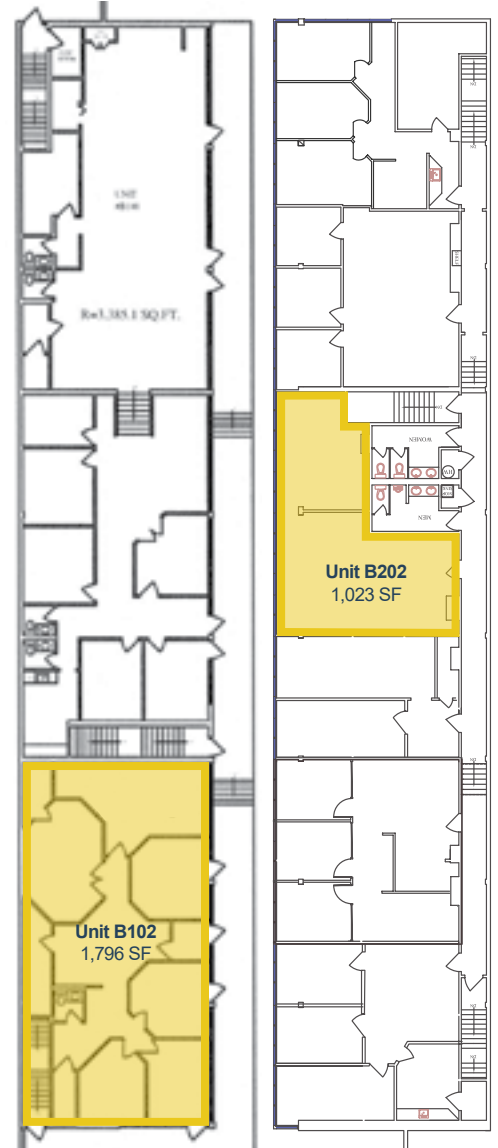


Building B

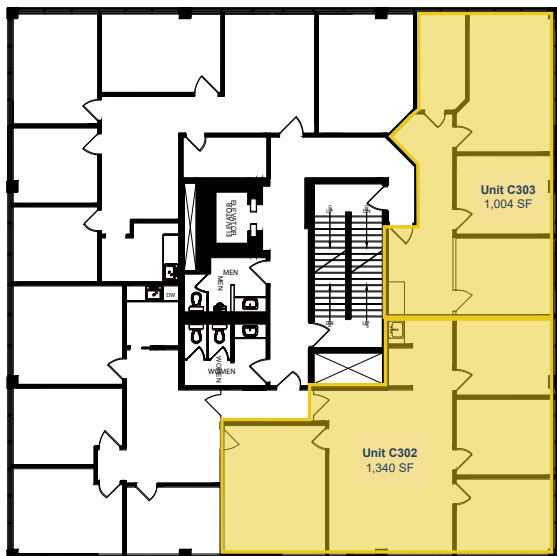


Main Floor

Second Floor



Building C



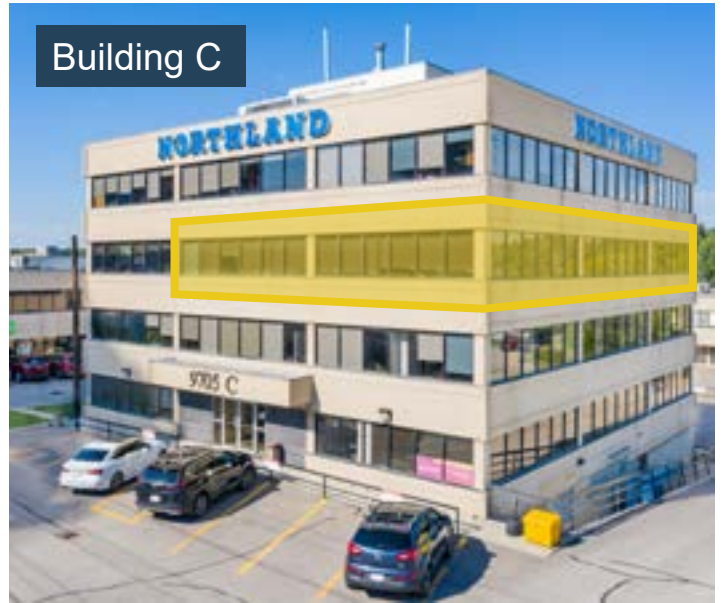
Building A



Building A | Back



Building C



Building B

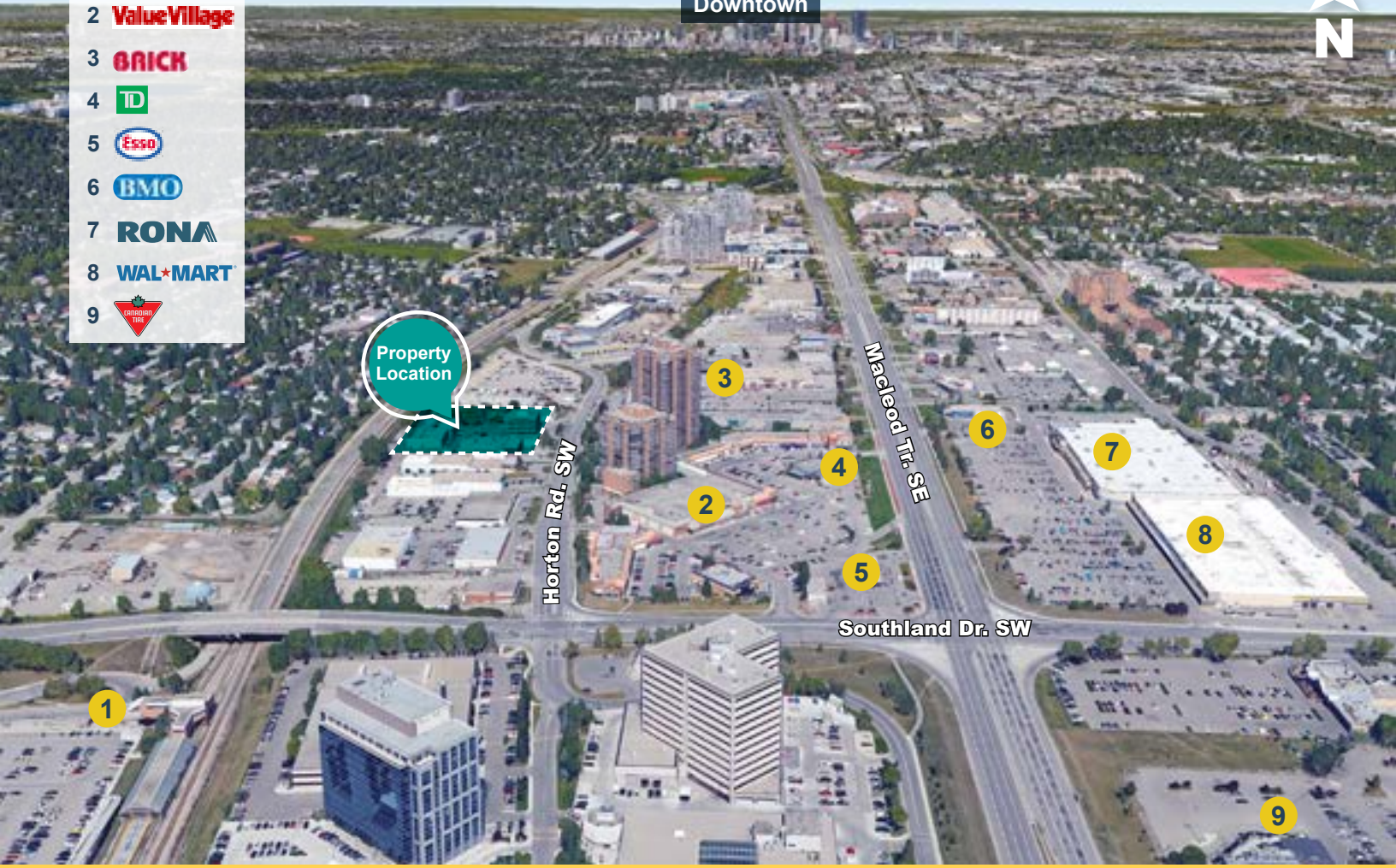


Building C



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

Downtown



Thank you for your interest!

For More Info.

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