

For Lease

5147 20th Avenue SE | Calgary, AB



Demographics (within 3 km)



NEIGHBORHOOD
Forest Lawn



POPULATION
69,990



MEDIAN AGE
40



HOUSEHOLD INCOME
\$66,073

Building Details



PARKING
Ample Stalls



YEAR BUILT
1979



TRAFFIC COUNT

21,000 VPD | 52 St. SE & 20 Ave. SE
26,000 VPD | 17 Ave. SE & 47 Ave. W



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Plaza 5200

Property Details

Size Available:

Unit 12 - 15 - 4,679 SF *(Can be demised)*
Unit 6 - 1,173 SF

Availability:

Immediately

Net Rate:

Market

Op Costs:

\$3.25 PSF (Est.)

Property Tax:

\$4.50 PSF (Est.)

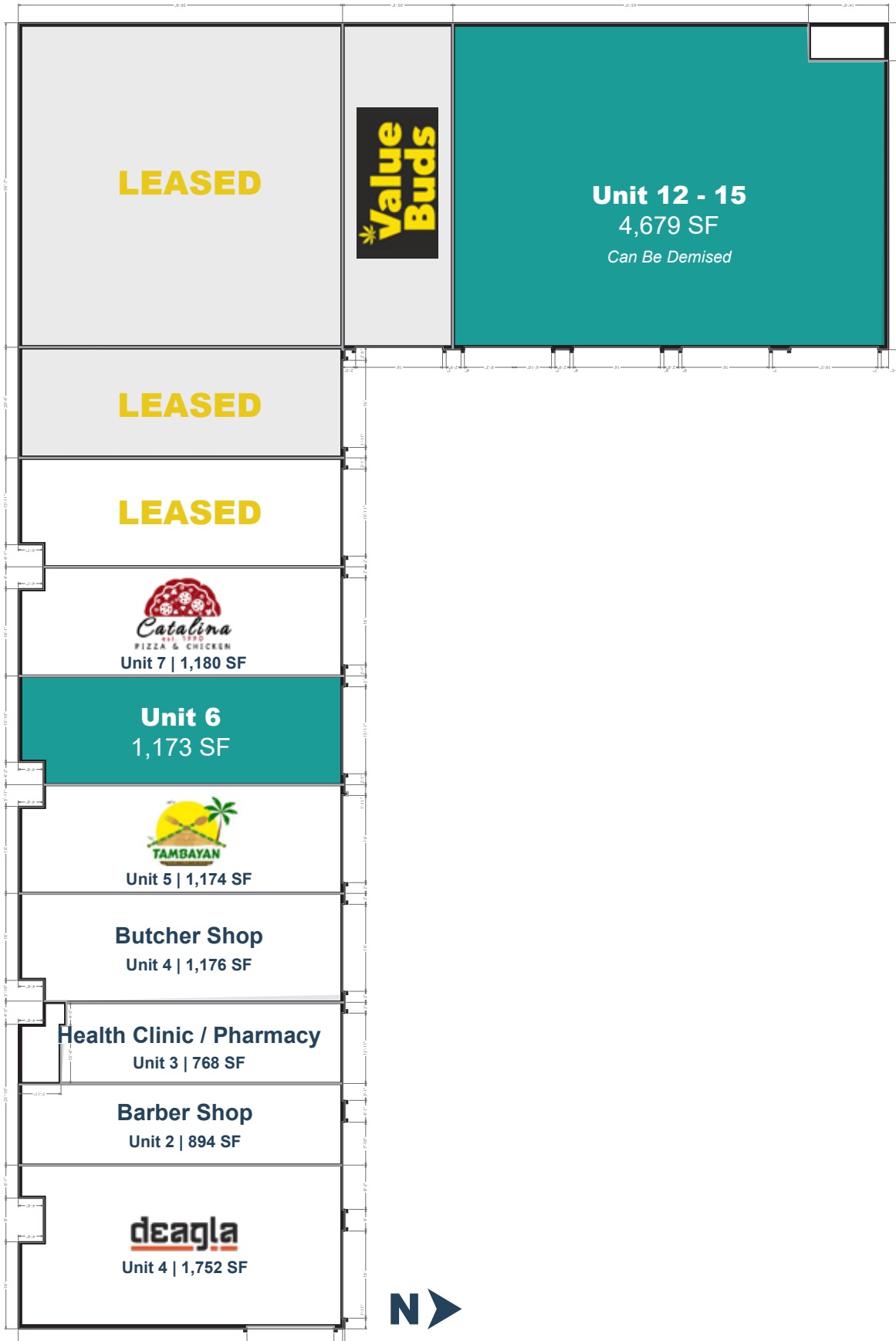
Zoning:

C-COR3 f2.0h12

Highlights

- Convenient Southeast location
- Easy access to Deerfoot Trail, Stoney Trail and Peigan Trail
- Excellent parking
- Numerous amenities nearby, adjacent to a large shopping centre
- Dense residential population within the community
- Pylon signage available

Site Plan





 **View in
Google Maps**

Ernest Morrow
School

International Ave.

Property
Location

52nd St. SE

Eliston Park

- | | | | |
|---|---|---|---|
| 1 |  | 5 |  |
| 2 |  | 6 |  |
| 3 |  | 7 |  |
| 4 |  | 8 |  |

Thank you for your interest!

For More Info.

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