



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
Unit 8 - 1,177 SF

Availability: Immediately

Net Rate: Market

Op Costs: \$3.25 PSF (Est.)

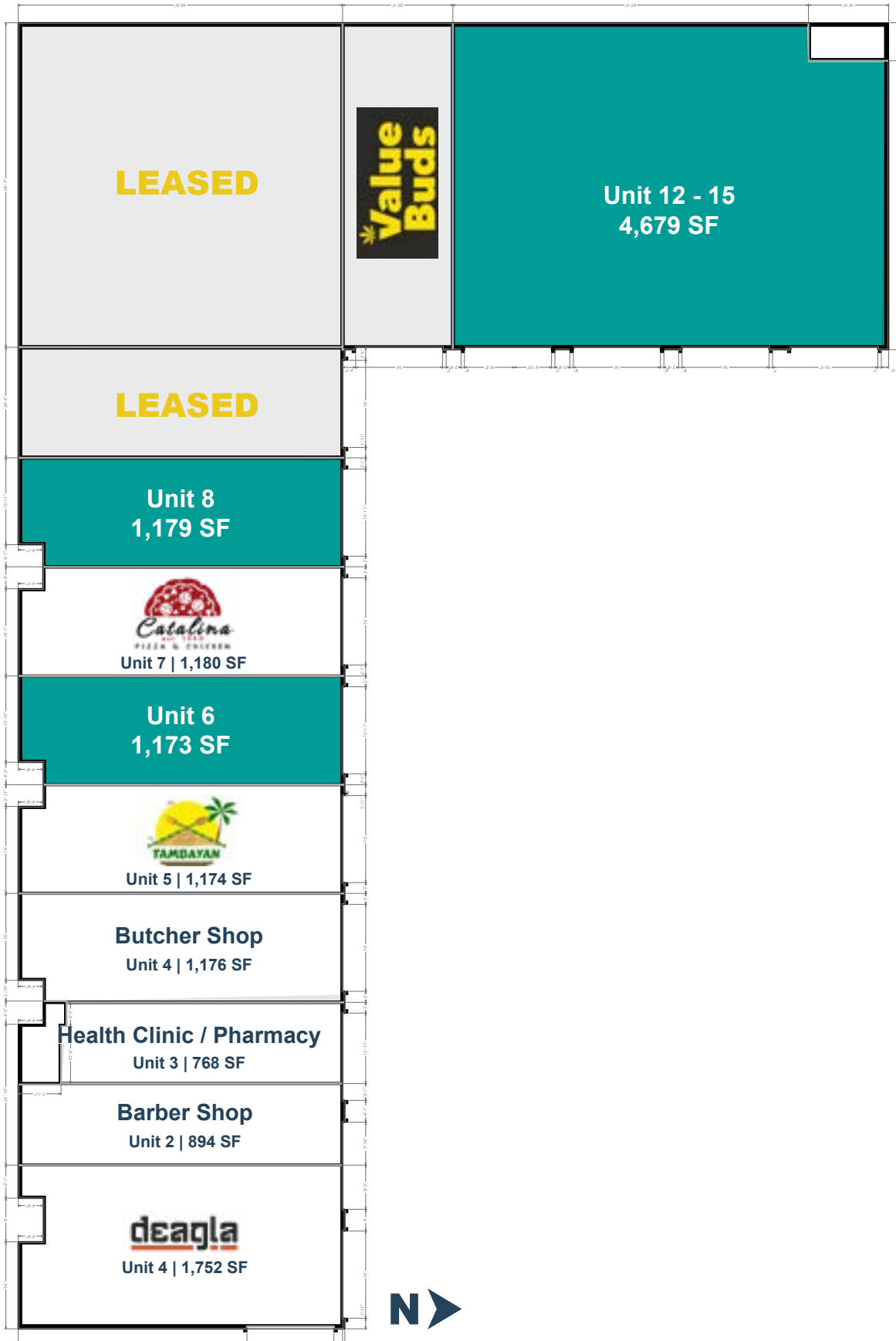
Property Tax: \$4.50 PSF (Est.)

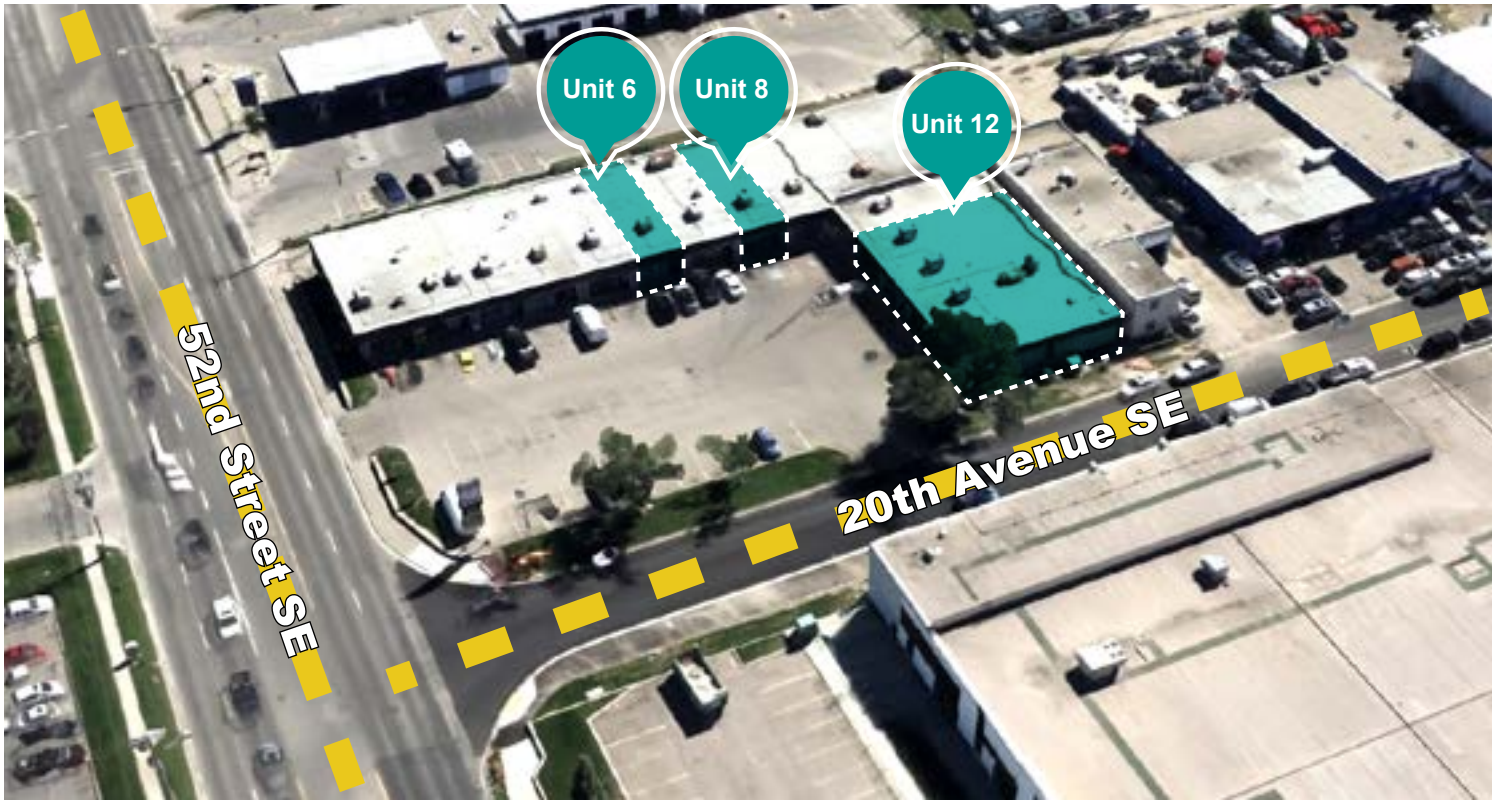
Zoning: C-COR3 f2.0h12

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.

52nd St. SE

Eliston Park

Property Location

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



Thank you for your interest!

For More Info.

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