

# For Lease

5555 Strathcona Hill SW | Calgary, AB

## Strathcona Centre



### Demographics *(within 3 km)*



**NEIGHBORHOOD**  
Strathcona



**POPULATION**  
69,470



**MEDIAN AGE**  
41



**HOUSEHOLD INCOME**  
\$168,354

### Building Details



**PARKING**  
Ample



**YEAR BUILT**  
1980



#### TRAFFIC COUNT

53,000 VPD | Bow Tr SW & Coach Gate Pl NW  
49,000 VPD | Bow & Old Banff Coach W



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

[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

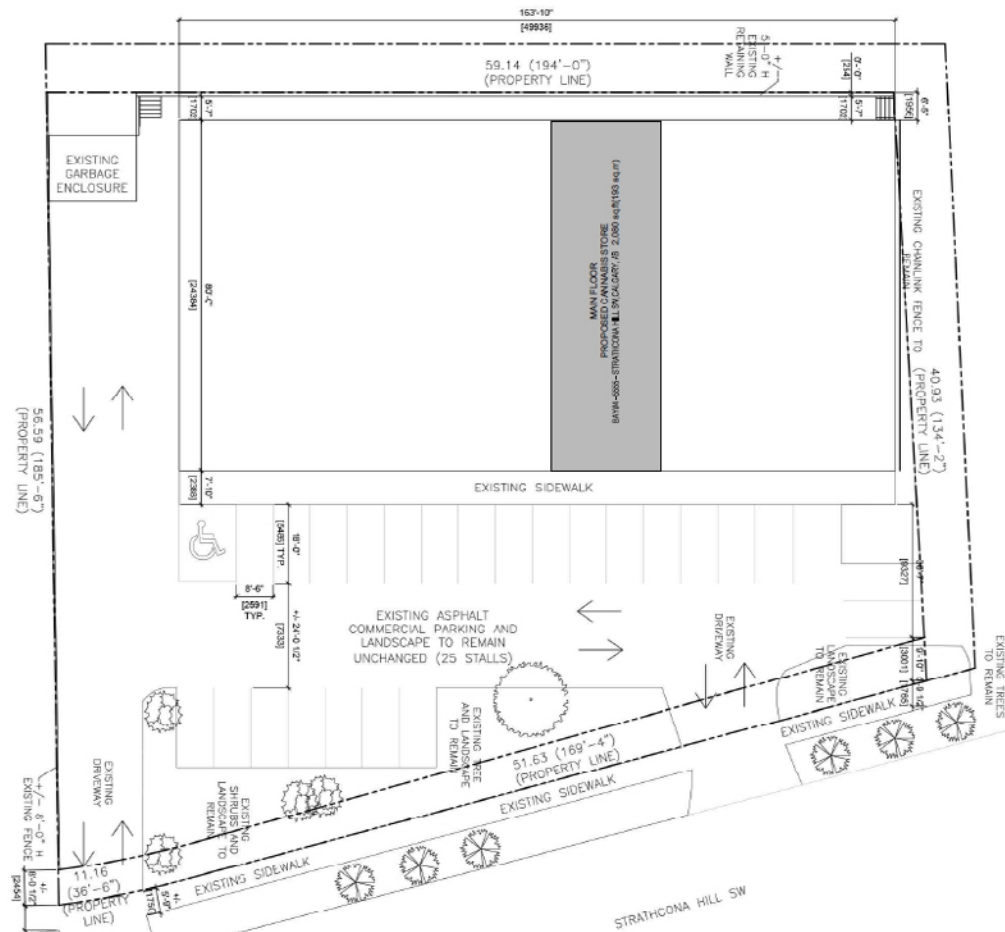
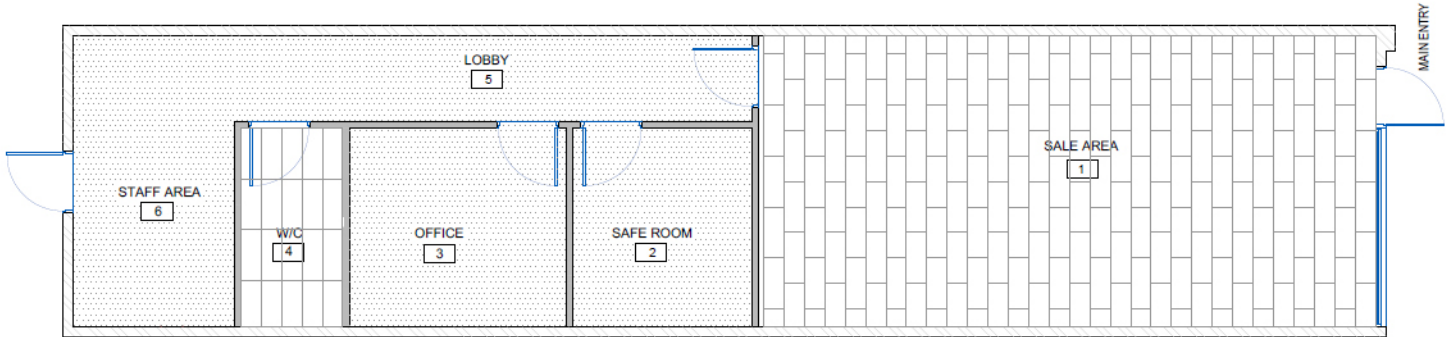
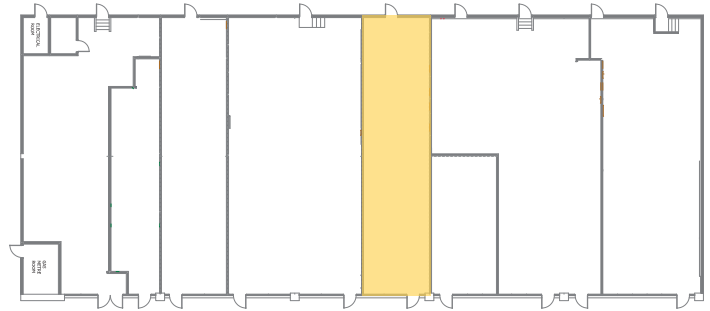
Size Available:	Unit 6 - 1,156 SF
Availability:	Immediately
Net Rate:	Contact Associate
Op Costs:	\$13.50 PSF
Zoning:	C-C1
Power:	100 amp (TBV)
Signage:	Overhead
Ceiling Height:	12'

### Highlights

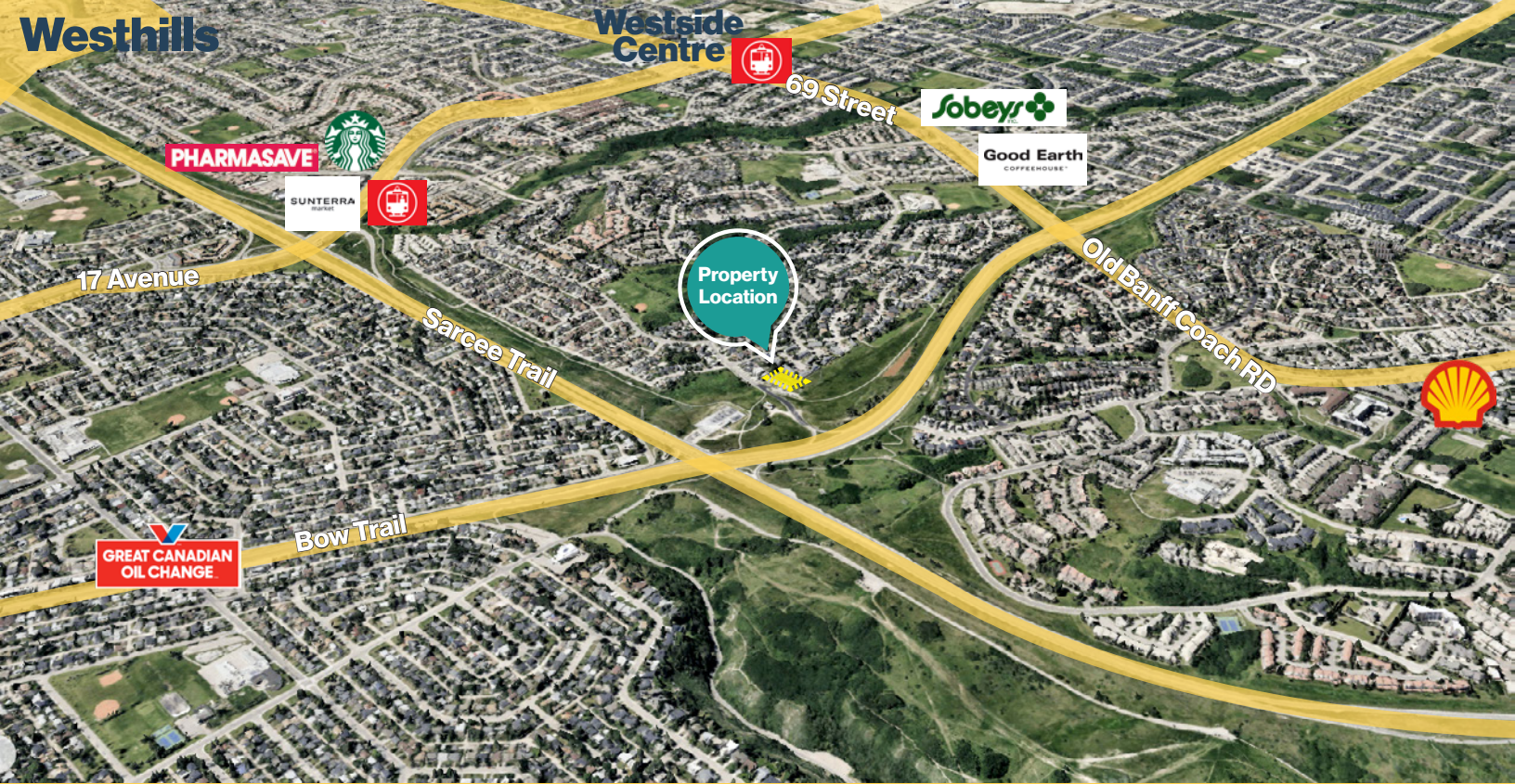
- Serving communities of Strathcona Park, Westgate, Coach Hill and Christie Park
- Highly sought after southwest Calgary location that is a community convenience/services centre
- Recent improvements include HVAC, updated building façade and fascia signage
- Well established single family residential neighbourhood that has strong household income demographics

# Site & Floor Plan

Unit 6  
1,156 SF







# Thank you for your Interest!

## For More Info.

**Mahmud Rahman**

**P 403.930.8651**

**E mrahman@blackstonecommercial.com**

**Randy Wiens**

**P 403.930.8649**

**E rwiens@blackstonecommercial.com**

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | **P (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



**Blackstone**  
Commercial Real Estate Services