

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 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344

blackstonecommercial.com

Plaza 5200

Property Details

Size Available:	Unit 9 & 10: 4,600± SF
Availability:	30-days
Net Rate:	Market
Op Costs:	\$7.80 PSF (Est. 2026) <i>(Includes Property Taxes)</i>
Zoning:	C-COR3
GLA:	19,026 SF
Year Built:	1979
Construction:	Masonry
Land:	1.40 Acres
Parking:	Surface - 58 Stalls

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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