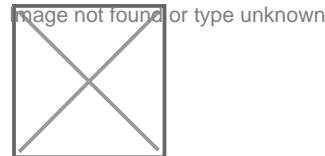


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## C303, 9705 HORTON ROAD SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
25440


**MLS ID:**  
A2135105

**\$14**



 **OLIVIA BOHDAN**  
 (403) 629-0809

 Blackstone Realty  
 780-518-0079

 C303, 9705 Horton Road SW, Calgary , Alberta T2V 2X5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 98	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> IB	<b>Subdivision</b> Haysboro
<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail	<b>Year Built</b> 1989	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 1004.00
<b>Building Area (Sq. M.)</b> 93.27	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Great open concept office space just off McLeod Trail & Southland Drive. The space consists of 2 large offices, 1 small office, a reception/open area and a kitchenette, with access to the buildings common washrooms. The parking ratio is 2:1,000 @ \$100/stall/month. The complex has ample visitor surface parking, with adjacent 2-hour street parking. This property is zoned IB and can be used for a wide variety of uses. >>>>>1,004sq.ft. @ \$14/sf = \$1,171.33/month for base rent, plus op. costs of \$13.99/sf = \$1,170.50. Total monthly lease of \$2,341.83

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