



I-C — (Industrial-Commercial) Zoning

OPPORTUNITY OVERVIEW

Position your business in a highly accessible and flexible commercial space at 9715 Horton Road SW. With two units available (main floor and second floor), this property is ideally suited for a wide range of uses — from professional offices and wellness services to showrooms, instructional spaces, and boutique retail — thanks to the versatile I-C (Industrial – Commercial) zoning.

Located just off Macleod Trail and Southland Drive, this site offers excellent visibility, quick access to major arterial routes, and walkable proximity to the Southland CTrain Station. Directly across from Southland Crossing, tenants benefit from easy access to nearby food, banking, and service amenities — enhancing convenience for both staff and clients.

Whether you're looking to establish a growing business, relocate, or expand into a transit-connected location, 9715 Horton Road delivers both flexibility and professional appeal in a thriving commercial corridor.



For more information, please contact:



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UNIT BREAKDOWN

UNIT 101 MAIN FLOOR	
TOTAL AREA	±1,594 SF
NET MONTHLY RENT	\$2,200.00
OP COSTS & PROPERTY TAX	\$12.02 PSF (Utilities included)
LEASE TERM	5 years
PARKING	2 Assigned stalls
OCCUPANCY	30 Days

UNIT 230 SECOND FLOOR	
TOTAL AREA	±675 SF
NET MONTHLY RENT	\$1,012.50
OP COSTS & PROPERTY TAX	\$12.02 PSF (Utilities Included)
LEASE TERM	5 years
PARKING	1 assigned stall
OCCUPANCY	September 1, 2025

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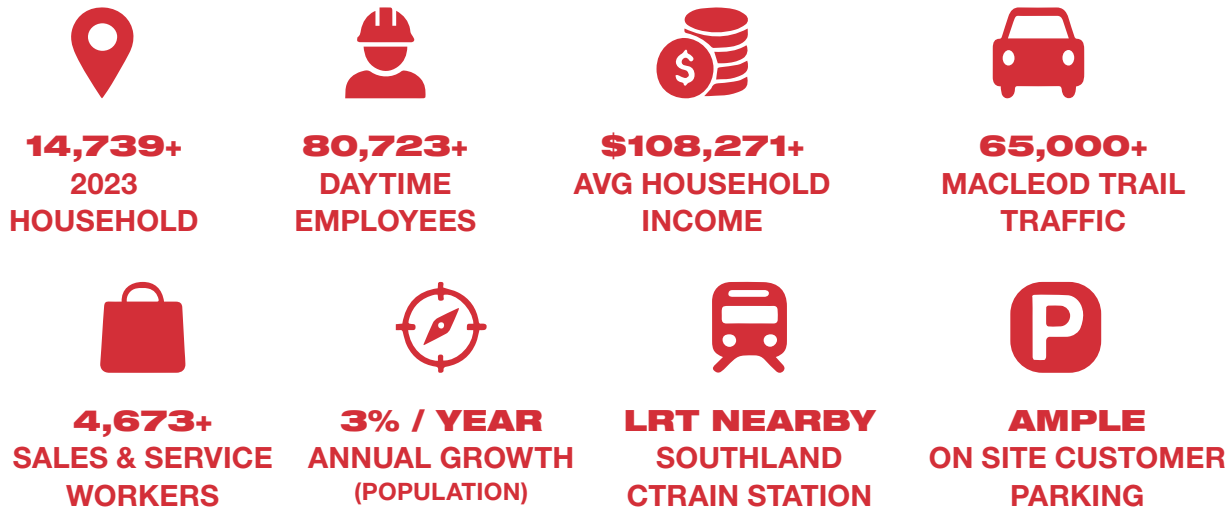


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DEMOGRAPHICS & ACCESSIBILITY

Located in the established and highly accessible community of Haysboro in Southwest Calgary, 9715 Horton Road SW benefits from a strong surrounding demographic profile that supports a wide range of professional and retail uses. Within a 3-kilometre radius, the population is approximately 33,443. The area includes around 14,739 households, with an average household income of \$108,271 and a homeownership rate of 58%. The majority of these households (63%) are family-based, and nearly 70% of residents have obtained post-secondary education, indicating a well-educated and financially stable population.

The neighbourhood is home to a large segment of professionals working in fields such as healthcare, finance, technology, and education. It's proximity to downtown Calgary and the Southland CTrain Station—just a short walk from the property



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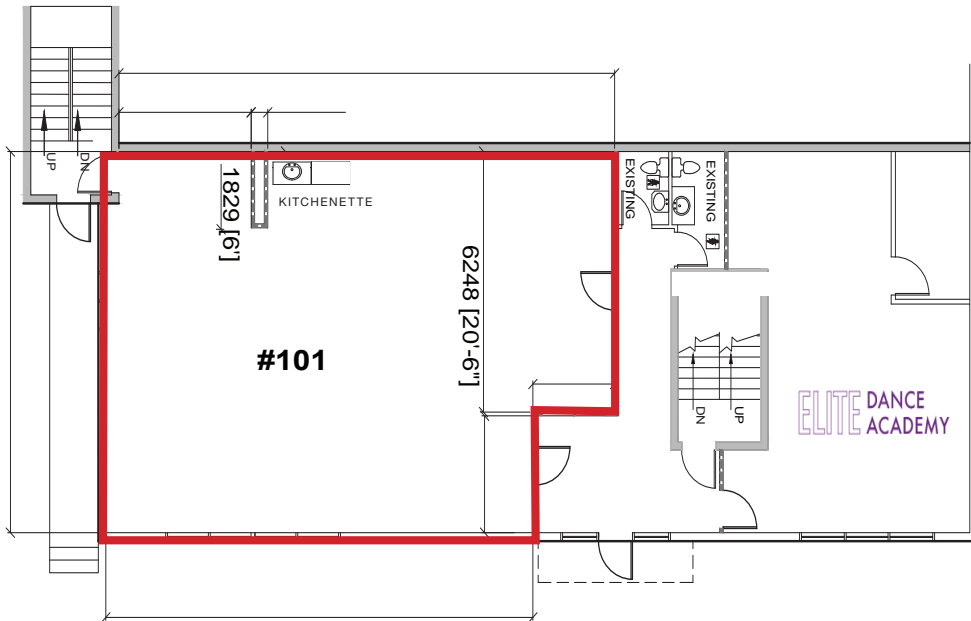
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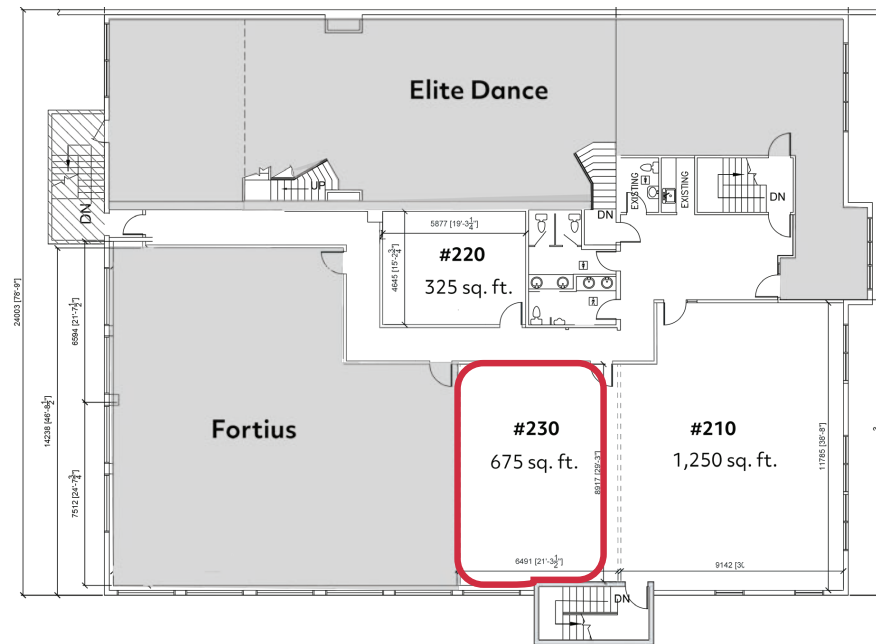
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FLOORPLANS

MAIN FLOOR



SECOND FLOOR



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NAI Advent

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PROPERTY MANAGEMENT

Professionally managed by Telsec Property Corporation — a trusted, locally based landlord with over 45 years of experience developing and managing high-quality commercial real estate across Calgary.