



9504 Horton Road SW | Calgary AB

Excellent Central Location

THE OFFERING

- » Located in close proximity to major thoroughfares such as MacLeod Trail, Glenmore Trail and Deerfoot Trail SE.
- » Conveniently situated between Heritage and Southland LRT stations, providing quick & easy public transportation access.
- » The property occupies a site area of 0.28 acres, with a fully fenced yard visible from the second-story balcony.
- » With minimal warehouse space, the property is ideal for businesses requiring mostly office/showroom space with additional flexibility.
- » The main level is equipped with in-slab heating, while the building is serviced by two rooftop HVAC cooling units.
- » The property is tucked away just West of MacLeod Trail (behind Ranchman's) which offers endless dining options, shopping centers, and service providers.

PROPERTY DETAILS

Total Building Size	5,547 SF ±
Main Floor	3,315SF ±
Second Floor	2,232 SF ±
Site Size	0.28 AC
Loading	2 drive-in doors
Ceiling Height	22'
Zoning	I-G (Industrial General)
Legal Description	9311963;9;6
Property Taxes	\$32,108.61 (2024)
Sale Price	\$1,950,000.00

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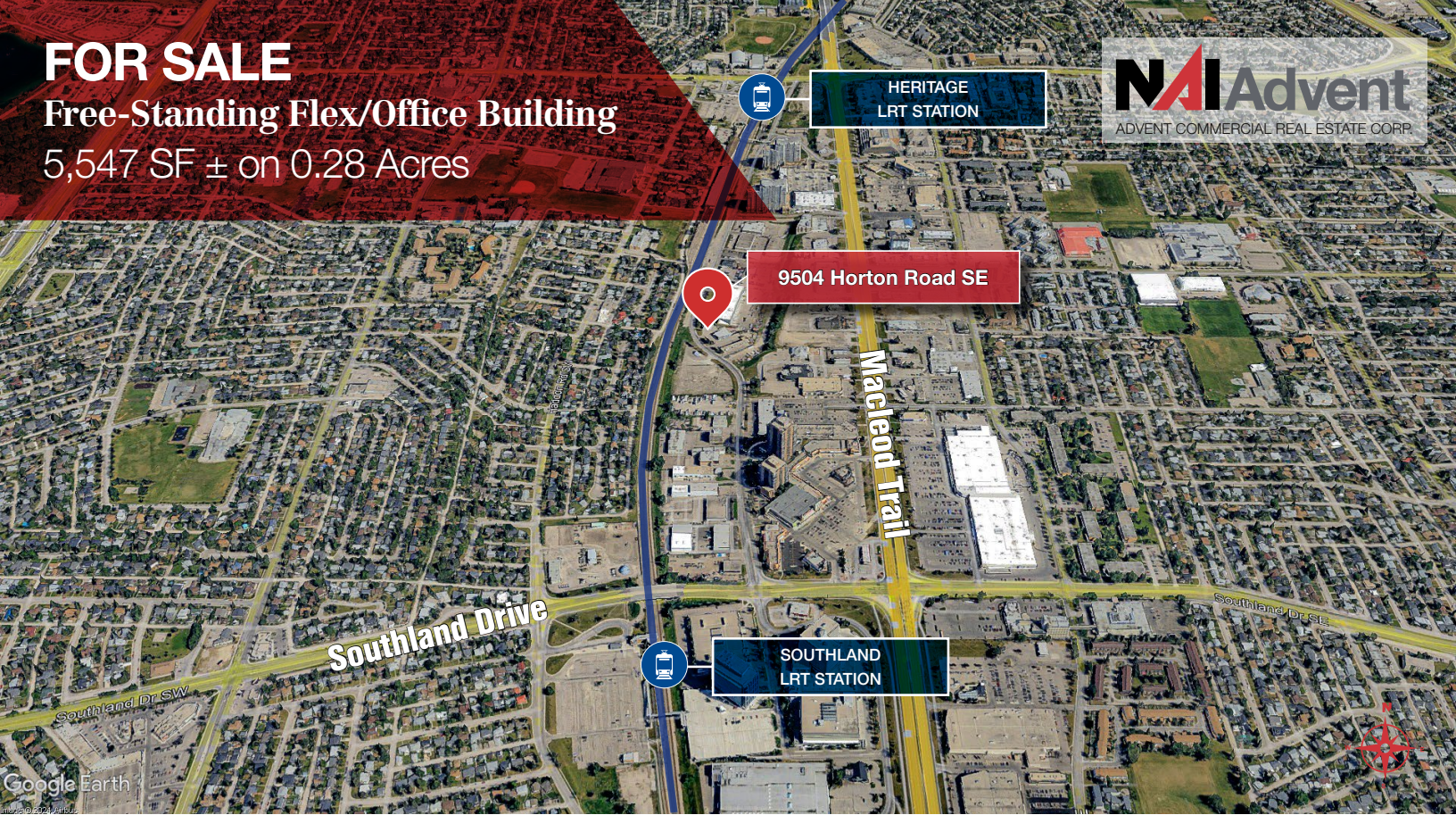
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FOR SALE

Free-Standing Flex/Office Building

5,547 SF ± on 0.28 Acres

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



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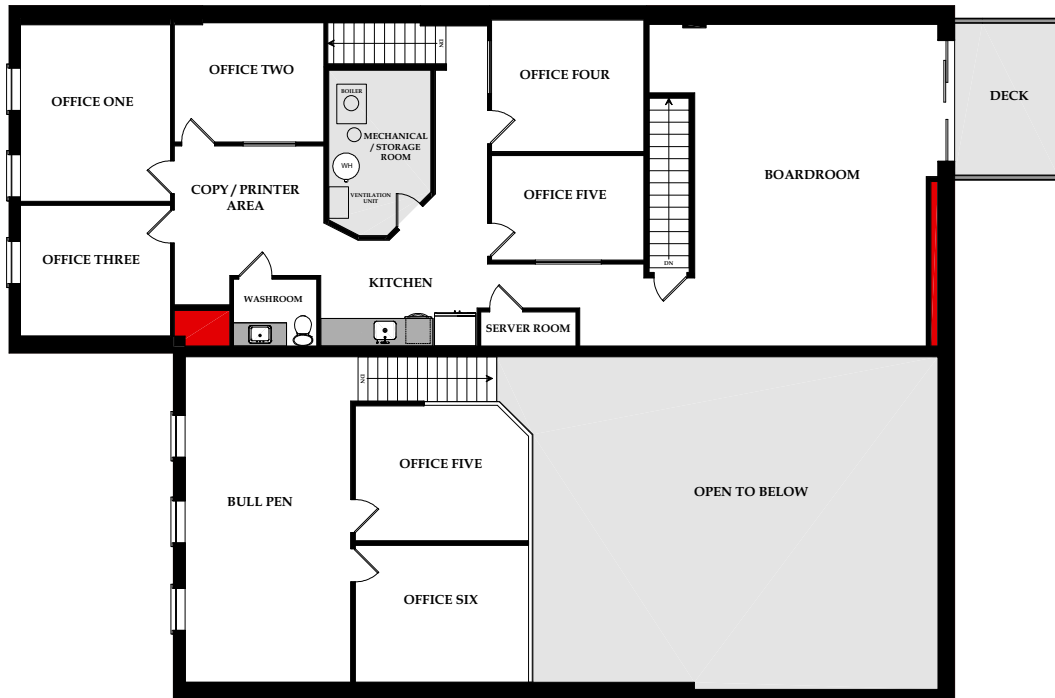
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MAIN FLOOR



SECOND FLOOR



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