



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**C300, 9705 Horton Road SW
Calgary, Alberta**

MLS # A2347542



\$14 per sq.ft.

Division: Haysboro

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,132 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Unit C300 offers a 1,132 SF ready-to-occupy office space in an established commercial location near Southland Drive and Macleod Trail. Currently configured with four private offices, reception area, and kitchen, the space provides a functional layout for a variety of professional and commercial users. Available January 1, 2027. The opportunity is currently offered as a sublease; however, the Landlord is open to considering a direct head lease and longer-term commitment for a new tenant. The building features elevator access and ample visitor parking, while free two-hour street parking and the Southland LRT Station are within walking distance, providing convenient access for both staff and clients. The unit includes two reserved parking stalls available at \$125/month per stall. Utilities are included in operating costs which are an additional \$14.22. Flexible I-B zoning accommodates a range of permitted and discretionary commercial uses.