



## 9504 Horton Road SW | Calgary AB

Excellent Central Location

### THE OFFERING

- » Well situated freestanding two-story office building with minimal warehouse
- » Close proximity to Ma+cLeod Trail, Glenmore Trail and Deerfoot Trail SE
- » Convenient location to Heritage and Southland LRT stations
- » Fully fenced rear yard
- » In-slab heating throughout main level, 2 roof top HVAC cooling units
- » Various retail amenities located within close proximity

### 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)
Property Taxes	\$32,108.61 (2024)
<b>Sale Price</b>	<b>\$1,950,000.00</b>

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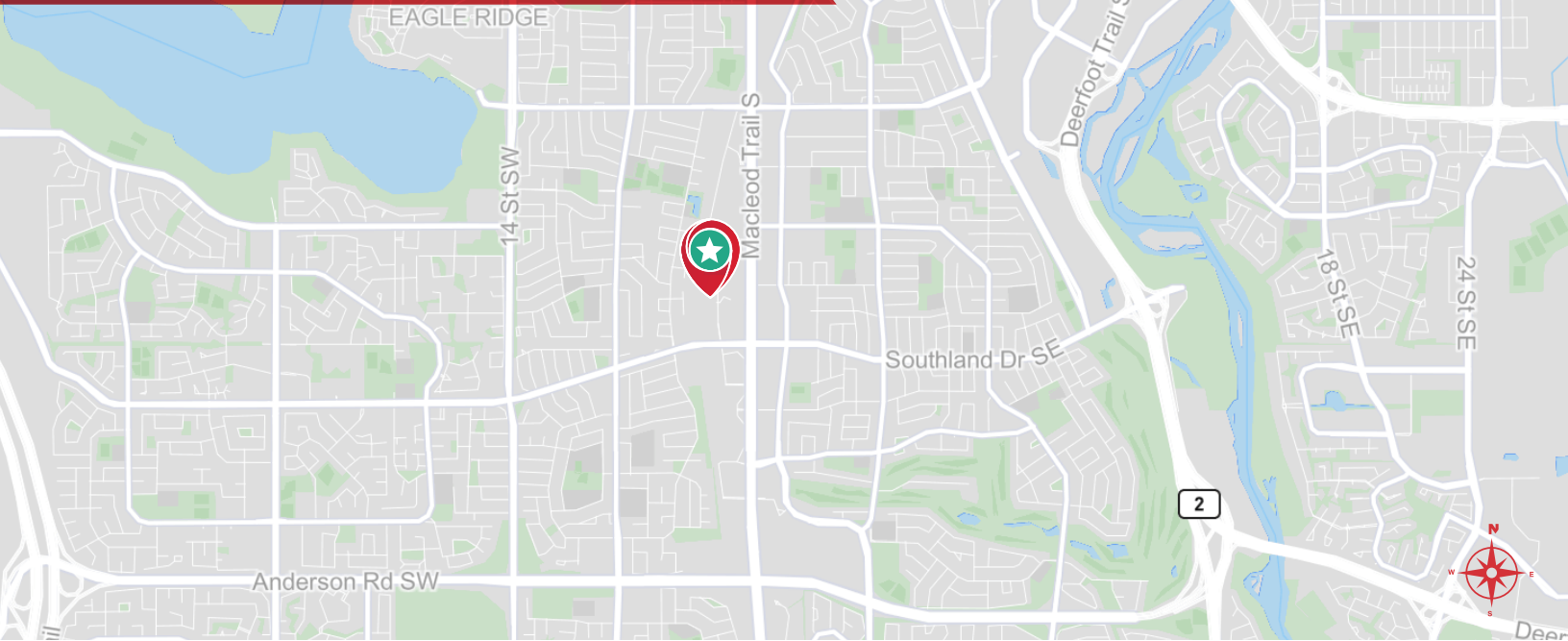
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**FOR SALE**

**Free-Standing Flex/Office Building**

5,547 SF ± on 0.28 Acres

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.



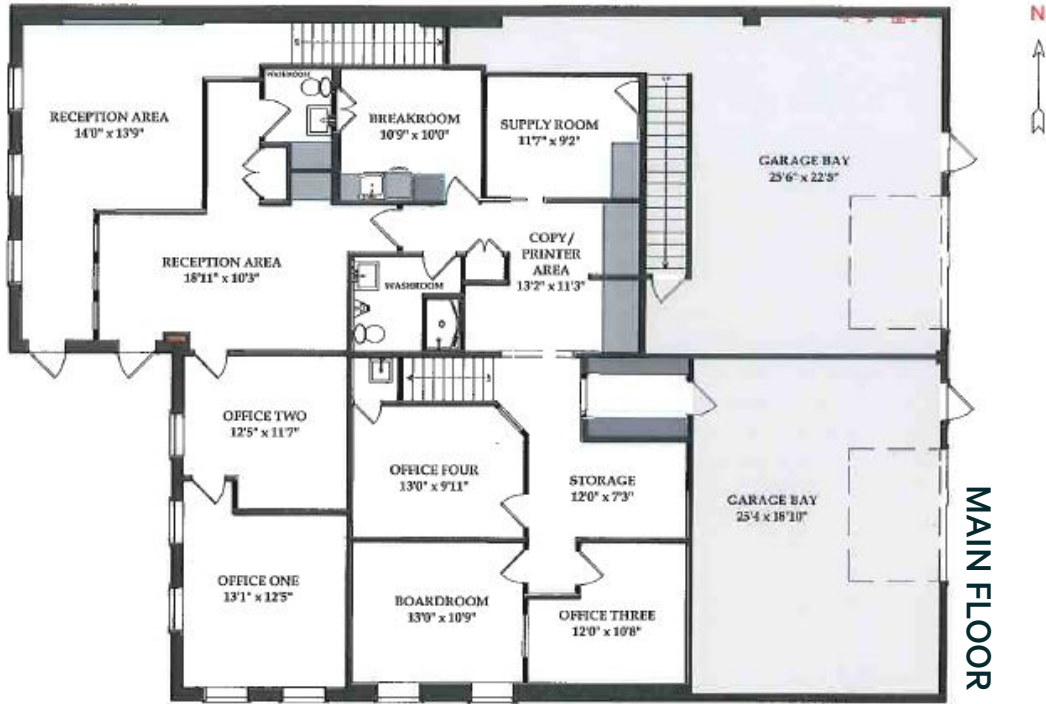
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**FLOOR PLANS**



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# FOR SALE

## Free-Standing Flex/Office Building

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