

# For Lease

5147 20th Avenue SE | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Forest Lawn



POPULATION  
69,990



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$66,073

## Building Details



PARKING  
Ample Stalls



YEAR BUILT  
1979



TRAFFIC COUNT

21,000 VPD | 52 St. SE & 20 Ave. SE  
26,000 VPD | 17 Ave. SE & 47 Ave. W



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5

P (403) 214-2344

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## Plaza 5200

### Property Details

**Size Available:** Unit 6 -1,173 SF

**Availability:** Immediately

**Net Rate:** Market

**Op Costs:** \$3.25 PSF (Est.)

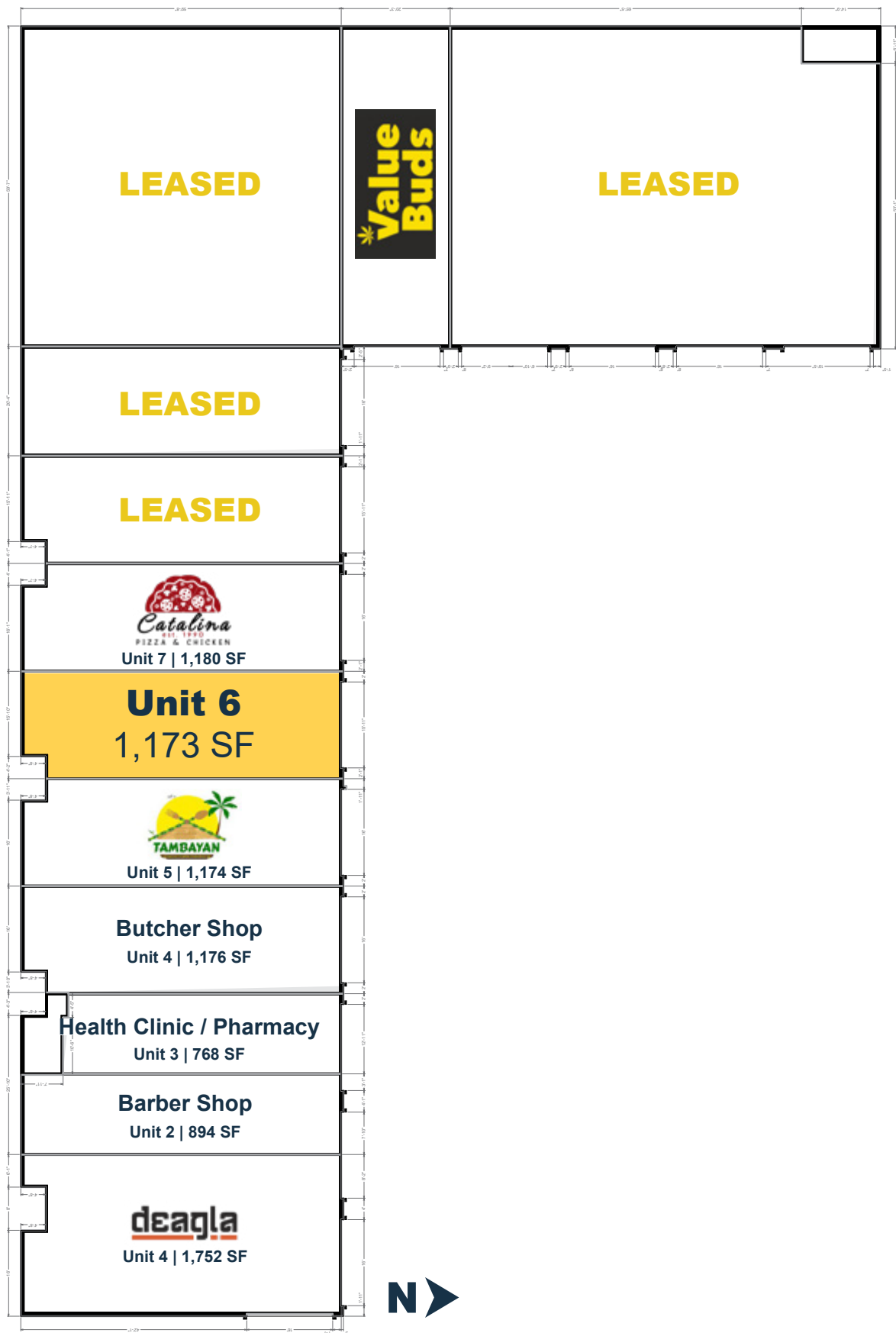
**Property Tax:** \$4.50 PSF (Est.)

**Zoning:** C-COR3 f2.0h12

### Highlights

- Convenient Southeast location
- Easy access to Deerfoot Trail, Stoney Trail and Peigan Trail
- Excellent parking
- Numerous amenities nearby, adjacent to a large shopping centre
- Dense residential population within the community
- Pylon signage available

# Site Plan





For Lease

5147 20th Avenue SE | Calgary, AB







View in  
Google Maps

Ernest Morrow  
School

International Ave.

Property  
Location

52nd St. SE

Eliston Park

- |   |  |   |  |
|---|--|---|--|
| 1 |  | 5 |  |
| 2 |  | 6 |  |
| 3 |  | 7 |  |
| 4 |  | 8 |  |

# Thank you for your interest!

For More Info.

**Mahmud Rahman**

P 403.930.8651

E mrahman@blackstonecommercial.com

**Randy Wiens**

P 403.930.8649

E rwiens@blackstonecommercial.com

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