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## 118 5 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
30906


**MLS ID:**  
A2229235

**\$3,600,000**



 **JASON LAMER**  
 (403) 708-2456

 Century 21 Bravo Realty  
 403-250-2882

 118 5 Avenue SE, Calgary , Alberta T2G 0E2

**Transaction Type**

For Sale

**Days On Market**

22

**Zoning**

CR20-C20/R20

**Subdivision**

Downtown Commercial Core

**Year Built**

1950

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

C

**Building Area (Sq. Ft.)**

126477.00

**Building Area (Sq. M.)**

11750.00

**Lot Size (Sq. Ft.)**

846

**Lot Size (Acres)**

0.02

**Inclusions**

None

**Restrictions**

None Known

**Reports**

Title

Prime Downtown Retail/Redevelopment – 7%+ Cap Rate Location: 5th Ave SW, Downtown Calgary | Land: 9,148 SF (0.21 AC) | Building: 11,750 SF | Zoning: CR20-C20/R20 Investment Highlights: • 7%+ cap rate with stable tenants | Tower potential (20-storey + PLUS 15 access) Fully leased • Prime exposure across from The Bow | Flexible uses: retail, office, residential, hotel, medical, more • Land assembly option (114 5th Ave also available) | Includes lots of rear parking Ideal for investors/developers seeking high-return downtown asset with future upside. Confidential showings – Do not approach tenants.

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