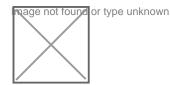


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

118 5 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale

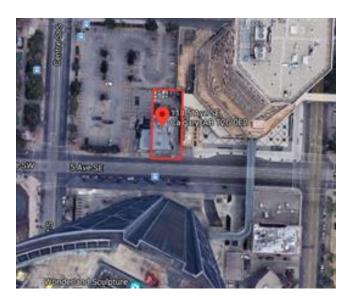


LocationCalgary, Alberta

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

Subdivision

Downtown Commercial Core

Property Type Commercial

Building Area (Sq. Ft.) 126477.00

Lot Size (Acres)

0.02

Reports
Title

Days On Market

22

Year Built 1950

Property Sub Type

Retail

Building Area (Sq. M.)

11750.00

Inclusions None Zoning

CR20-C20/R20

Structure Type

Retail

Legal Plan

С

Lot Size (Sq. Ft.)

846

Restrictions
None Known

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.