

Division:

**Bus. Type:** 

Type:

780-380-6207 meghan@meghanrobinson.net

## 118 5 Avenue SE Calgary, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

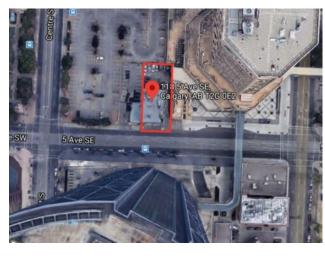
Water:

Sewer:

Inclusions:

None

MLS # A2229235



\$3,600,000

Retail

**Downtown Commercial Core** 

 Sale/Lease:
 For Sale

 Bldg. Name:

 Bus. Name:

 Size:
 126,477 sq.ft.

 Zoning:
 CR20-C20/R20

 Addl. Cost:

 Based on Year:

 Utilities:

 Parking:

 Lot Size:
 0.02 Acre

 Lot Feat:

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.