

780-228-224 donna@donnawilson.ca

118 5 Avenue SE Calgary, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

None

MLS # A2229235



\$3,600,000

Retail

Downtown Commercial Core

Division:

Bus. Type:

Type:

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.