

\$3,600,000 - 118 5 Avenue Se, Calgary

MLS® #A2229235

\$3,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.02 Acres

Downtown Commercial Core, Calgary, Alberta

Prime Downtown Retail/Redevelopment â€“
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:

â€¢ 7%+ cap rate with stable tenants | Tower
potential (20-storey + PLUS 15 access) Fully
leased

â€¢ Prime exposure across from The Bow |
Flexible uses: retail, office, residential, hotel,
medical, more

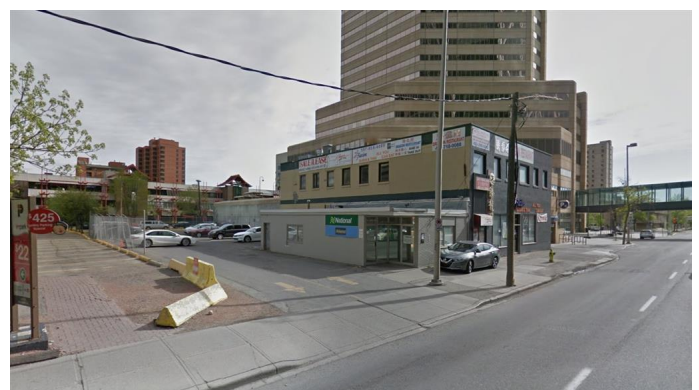
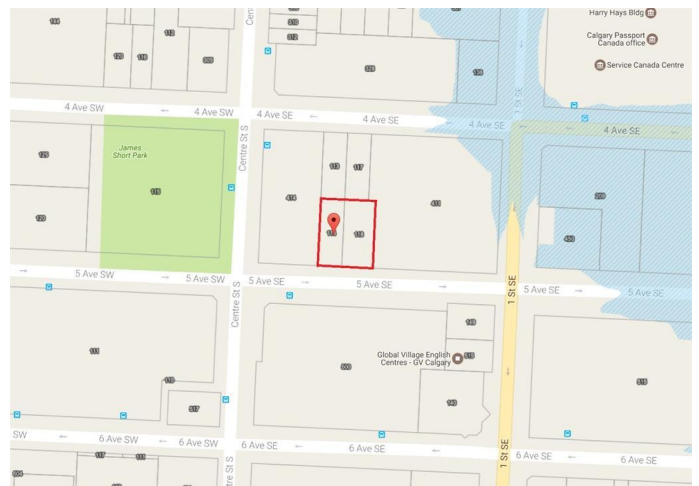
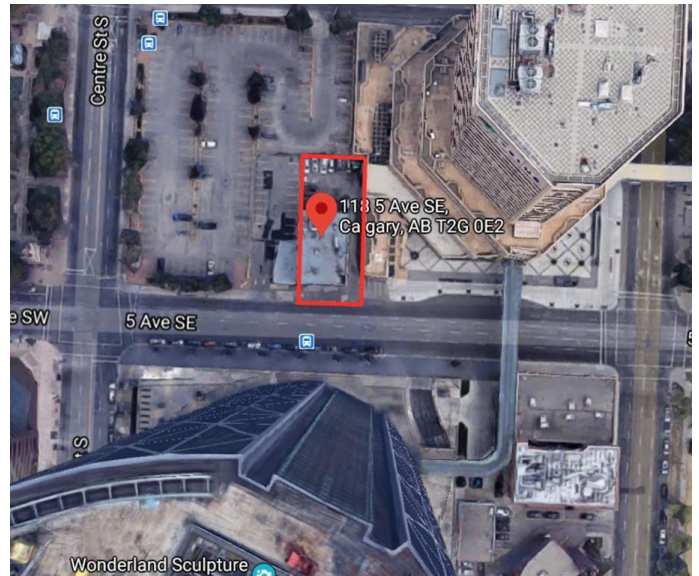
â€¢ Land assembly option (114 5th Ave also
available) | Includes lots of rear parking

Ideal for investors/developers seeking
high-return downtown asset with future upside.
Confidential showings â€“ Do not approach
tenants.

Built in 1950

Essential Information

| | |
|------------|-------------|
| MLS® # | A2229235 |
| Price | \$3,600,000 |
| Bathrooms | 0.00 |
| Acres | 0.02 |
| Year Built | 1950 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |



Community Information

| | |
|-------------|--------------------------|
| Address | 118 5 Avenue Se |
| Subdivision | Downtown Commercial Core |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 0E2 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 99 |
| Zoning | CR20-C20/R20 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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