

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

MLS® #A2229235

\$3,600,000

0 Bedroom, 0.00 Bathroom, 126,477 sqft

Retail on 0.02 Acres

Downtown Commercial Core, Calgary, Alberta

Prime Downtown Retail/Redevelopment â€”

7%+ Cap RateLocation: 5th Ave SW,

Downtown Calgary | Land: 9,148 SF (0.21 AC)

| Building: 11,750 SF | Zoning:

CR20-C20/R20Investment Highlights:â€¢ 7%+

cap rate with stable tenants | Tower potential

(20-storey + PLUS 15 access) Fully leasedâ€¢

Prime exposure across from The Bow |

Flexible uses: retail, office, residential, hotel,

medical, moreâ€¢ Land assembly option (114

5th Ave also available) | Includes lots of rear

parkingIdeal for investors/developers seeking

high-return downtown asset with future

upside.Confidential showings â€” Do not

approach tenants. (id:6289)

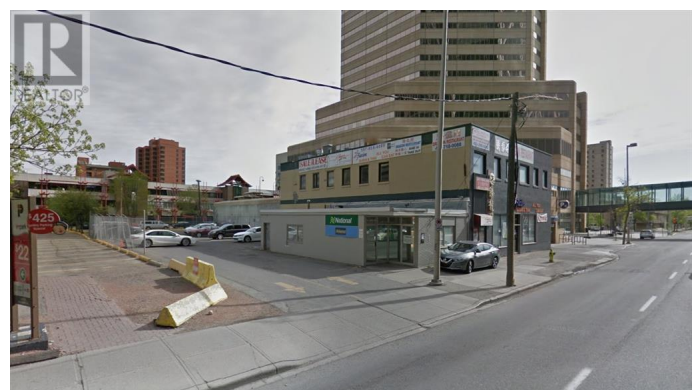
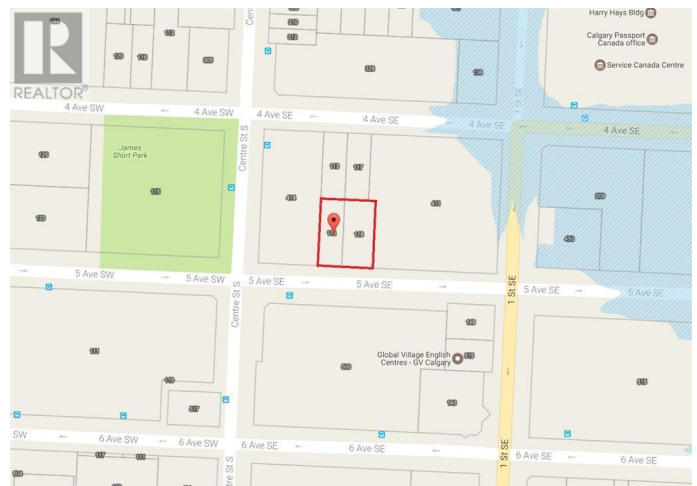
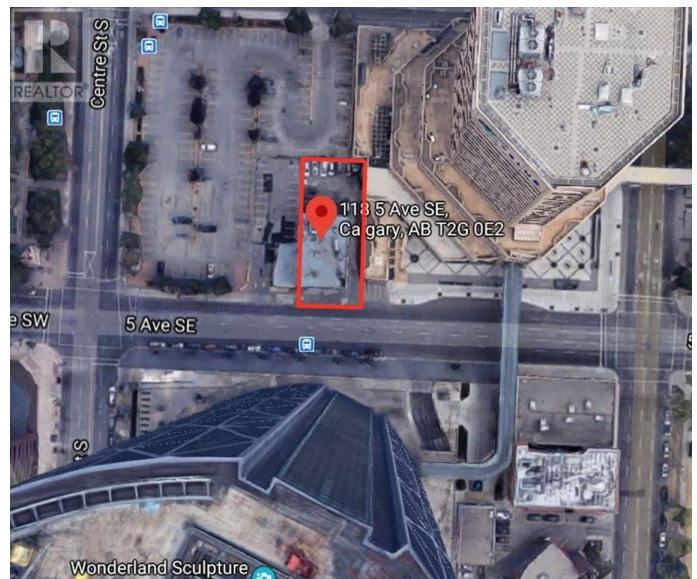
Built in 1950

Essential Information

Listing #	A2229235
Price	\$3,600,000
Bathrooms	0.00
Square Footage	126,477
Acres	0.02
Year Built	1950
Type	Retail

Community Information

Address	118 5 Avenue Se
Subdivision	Downtown Commercial Core
City	Calgary



Province Alberta
Postal Code T2G0E2

Listing Details

Listing Office Century 21 Bravo Realty



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