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## 118 5 AVENUE SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

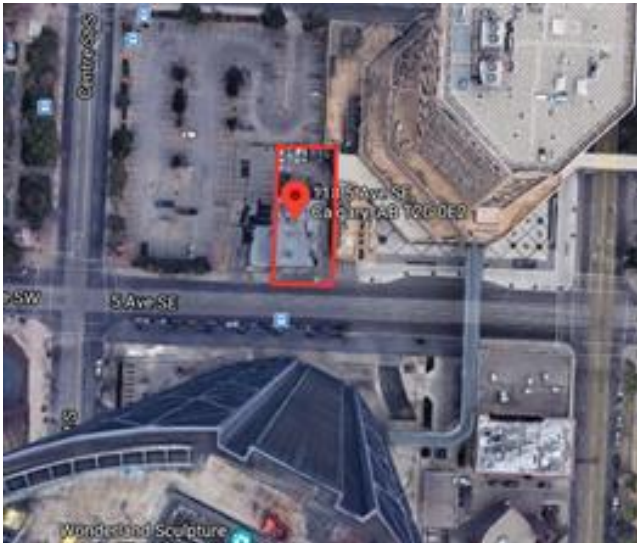
**Listing ID:**


25810



**MLS ID:**

A2140232

**\$3,900,000**



 **JASON LAMER**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 118 5 Avenue SE, Calgary , Alberta T2G 0E2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 72	<b>Zoning</b> CR20-C20/R20
<b>Subdivision</b> Downtown Commercial Core	<b>Year Built</b> 1950	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> C
<b>Building Area (Sq. Ft.)</b> 11750.00	<b>Building Area (Sq. M.)</b> 1091.60	<b>Lot Size (Sq. Ft.)</b> 9148
<b>Lot Size (Acres)</b> 0.21	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Decent Cap rate on land and building you can build a 20 storey tower on connected to the PLUS 15! Downtown Commercial Core building and PRIME redevelopment land for sale across from The Bow building. Total 9,148 SF (0.21 AC) Located on busy 5th Ave for great access and exposure. Wide range of uses under zoning CR20-C20/R20 including retail, residential, office, hotel, restaurant, financial institution, supermarket, medical clinic. Currently profitable 11,750 sq ft retail building. Please do not approach staff on property. 114 5 Ave may be sold as well for land assembly. Call today for more details.

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