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118 5 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
30906


MLS ID:
A2229235

\$3,600,000



 **JASON LAMER**
 (403) 708-2456

 Century 21 Bravo Realty
 403-250-2882

 118 5 Avenue SE, Calgary , Alberta T2G 0E2

Transaction Type

For Sale

Days On Market

79

Zoning

CR20-C20/R20

Subdivision

Downtown Commercial Core

Year Built

1950

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

C

Building Area (Sq. Ft.)

126477.00

Building Area (Sq. M.)

11750.00

Lot Size (Sq. Ft.)

846

Lot Size (Acres)

0.02

Inclusions

None

Restrictions

None Known

Reports

Title

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.

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