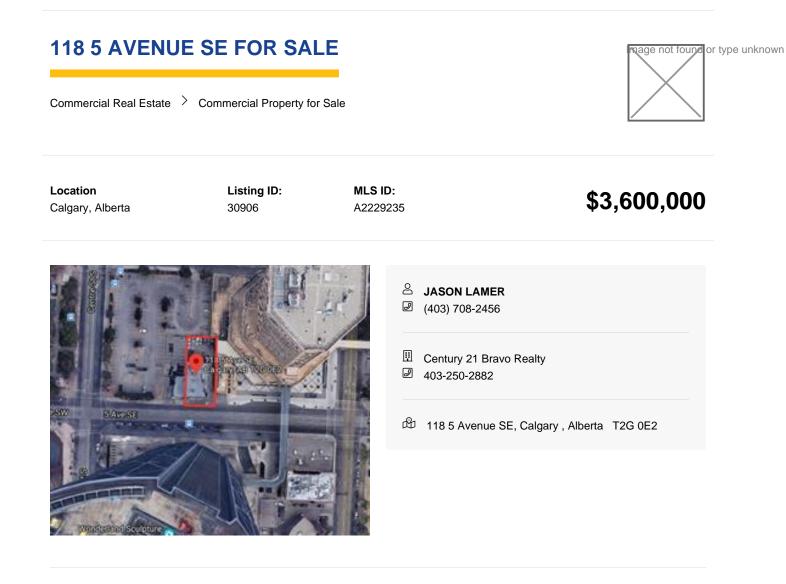


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<b>Transaction Type</b>	Days On Market	Zoning
For Sale	79	CR20-C20/R20
Subdivision	<b>Year Built</b>	<b>Structure Type</b>
Downtown Commercial Core	1950	Retail
Property Type	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	C
Building Area (Sq. Ft.)	Building Area (Sq. M.)	<b>Lot Size (Sq. Ft.)</b>
126477.00	11750.00	846
Lot Size (Acres)	Inclusions	Restrictions
0.02	None	None Known
<b>Reports</b> 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 highreturn downtown asset with future upside. Confidential showings – Do not approach tenants.

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