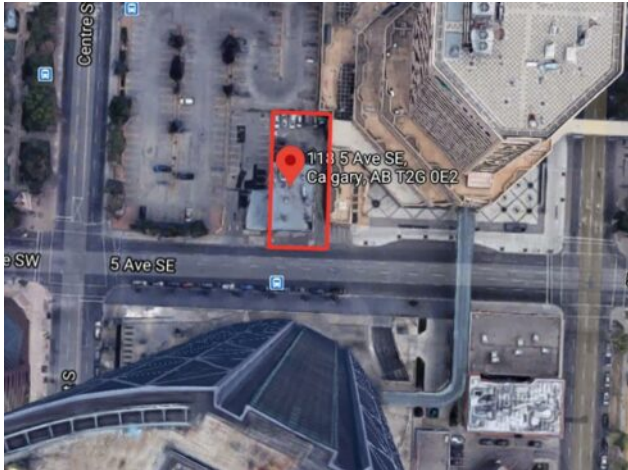


**118 5 Avenue SE**  
**Calgary, Alberta**

**MLS # A2229235**



**\$3,600,000**

**Division:** Downtown Commercial Core

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 126,477 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.02 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

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.