

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

MLS® #A2229235

**\$3,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.02 Acres

Downtown Commercial Core, Calgary, Alberta

Prime Downtown Retail/Redevelopment â€“  
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:

â€¢ 7%+ cap rate with stable tenants | Tower  
potential (20-storey + PLUS 15 access) Fully  
leased

â€¢ Prime exposure across from The Bow |  
Flexible uses: retail, office, residential, hotel,  
medical, more

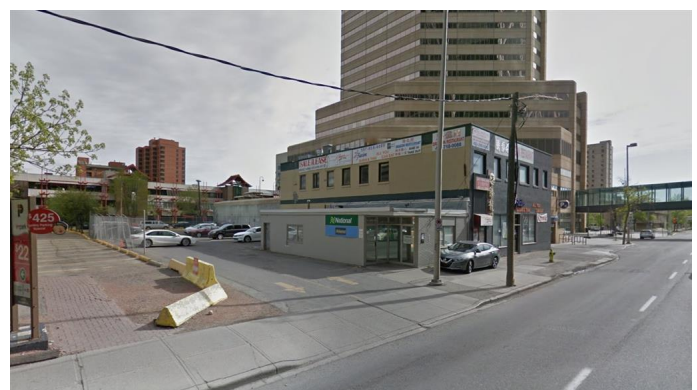
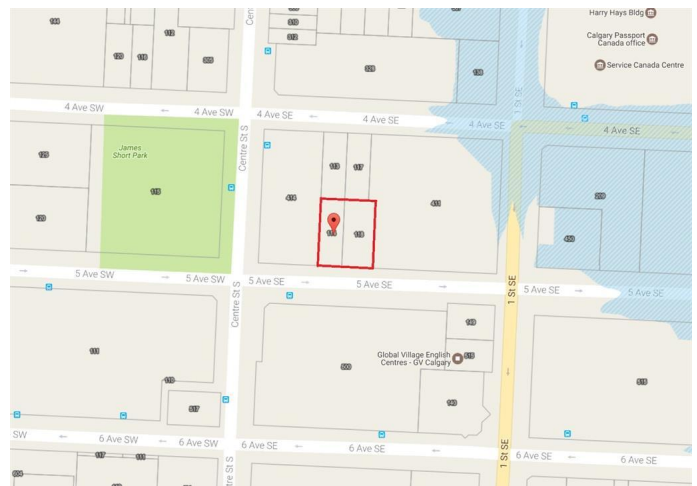
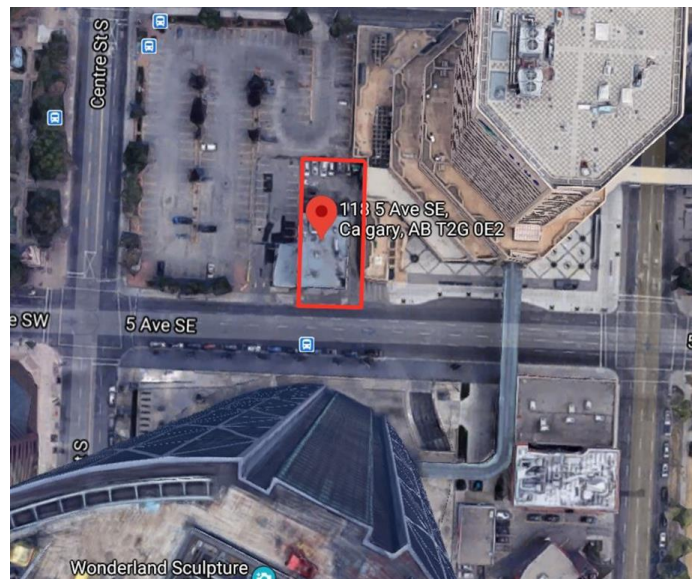
â€¢ Land assembly option (114 5th Ave also  
available) | Includes lots of rear parking

Ideal for investors/developers seeking  
high-return downtown asset with future upside.  
Confidential showings â€“ Do not approach  
tenants.

Built in 1950

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2229235    |
| Price      | \$3,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.02        |
| Year Built | 1950        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |



**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 118 5 Avenue Se          |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 0E2                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 144            |
| Zoning         | CR20-C20/R20   |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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