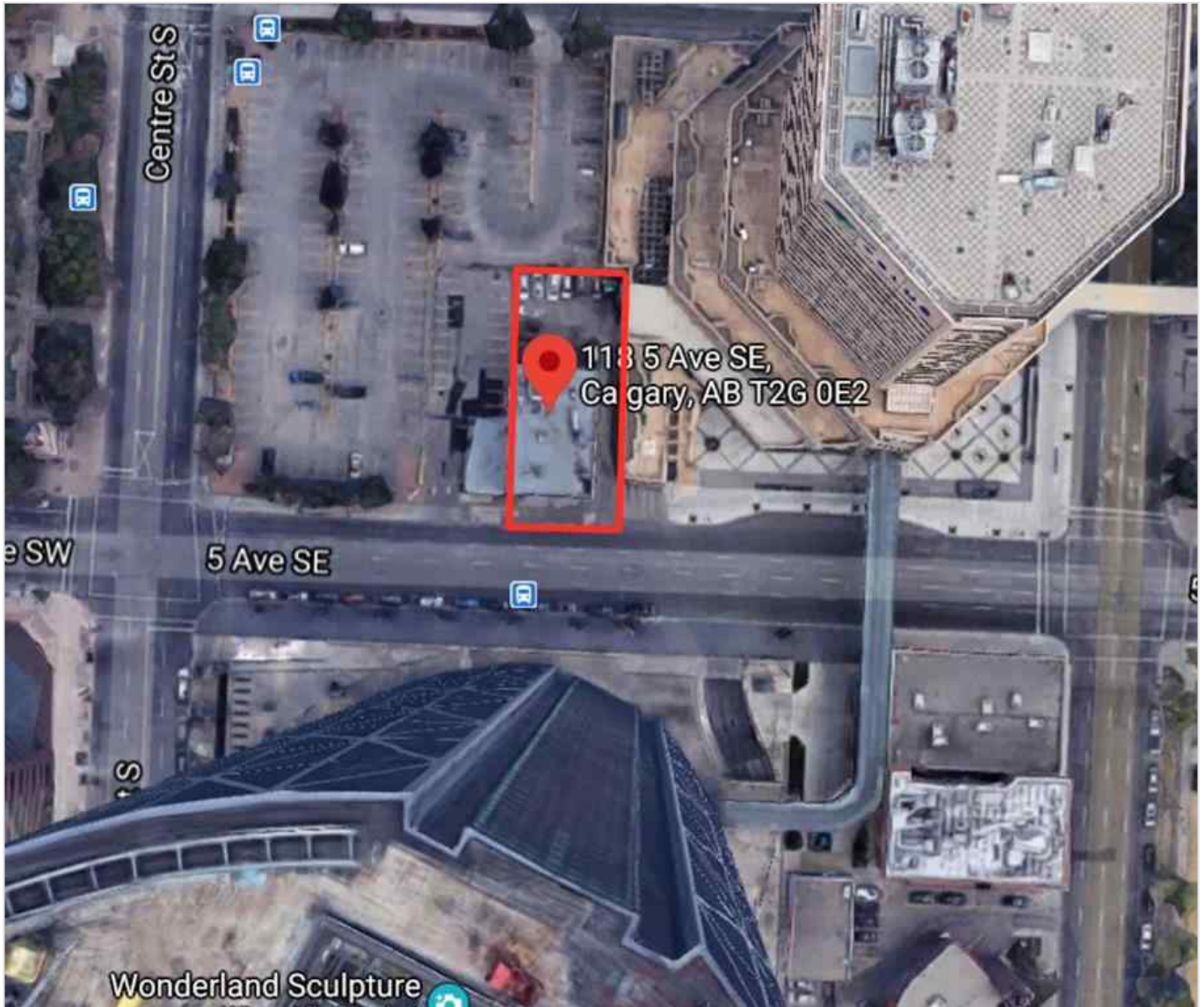




118 5 Avenue SE, Calgary, Alberta - \$3,600,000



Main Photo

Property Description

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:

Photos
Coming
Soon



P:

- 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.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Century 21 Bravo Realty



P: