

## 780-380-9166 friesenrealty@gmail.com

## 118 5 Avenue SE Calgary, Alberta

Heating: Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

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None

## MLS # A2229235



## \$3,600,000

Division:	Downtown Comme	ercial Core
Туре:	Retail	
Bus. Type:	-	
Sale/Lease:	For Sale	
Bldg. Name	: -	
Bus. Name:	-	
Size:	126,477 sq.ft.	
Zoning:	CR20-C20/R20	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	0.02 Acre
	Lot Feat:	-

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.