

\$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

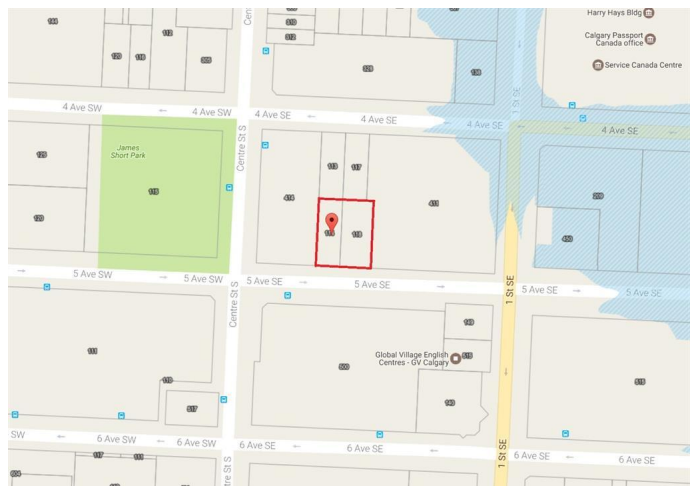
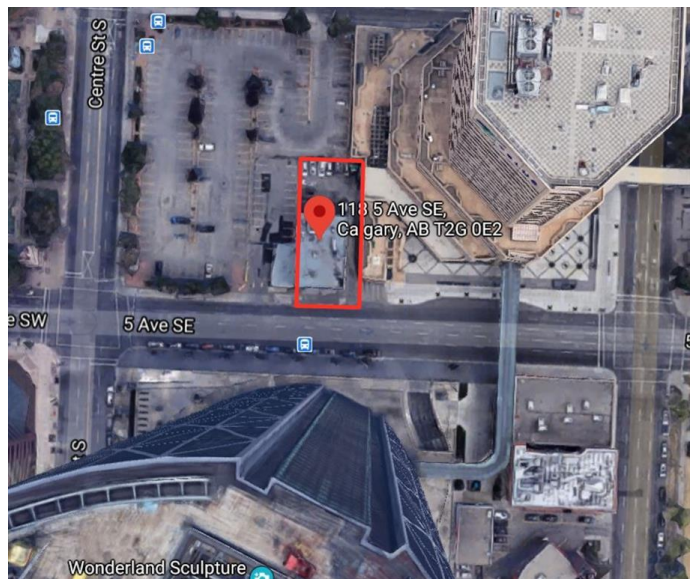
â€¢ Land assembly option (114 5th Ave also
available) | Includes lots of rear parking

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	126
Zoning	CR20-C20/R20

Listing Details

Listing Office	Century 21 Bravo Realty
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