

1-833-477-6687 aloha@grassrootsrealty.ca

118 5 Avenue SE Calgary, Alberta

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

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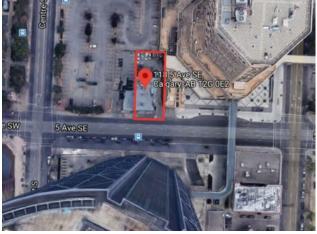
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None

MLS # A2229235



\$3,600,000

	Division:	Downtown Comme	ercial Core	
	Туре:	Retail		
	Bus. Type:	-		
e	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.