

# \$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

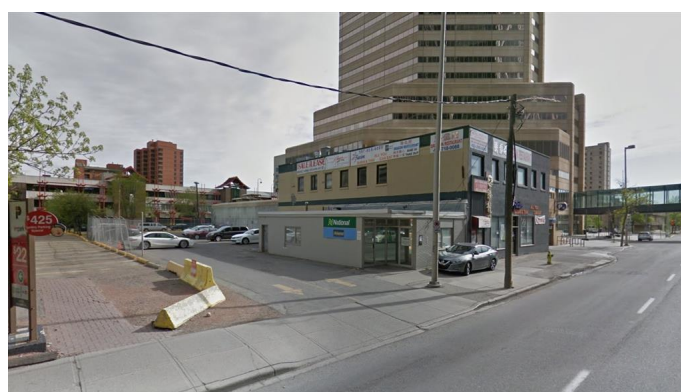
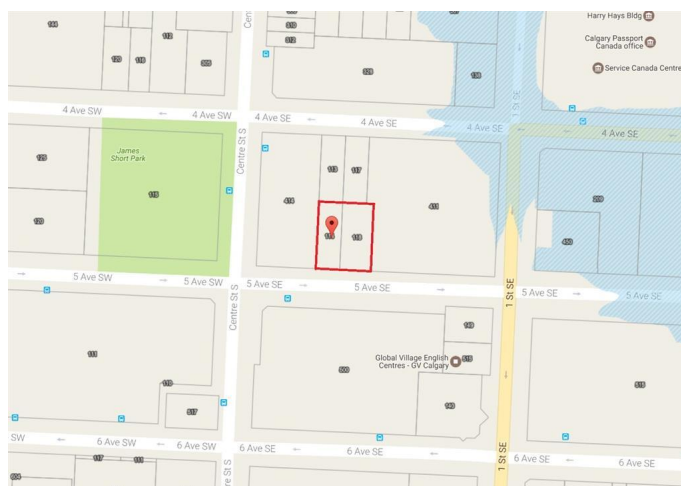
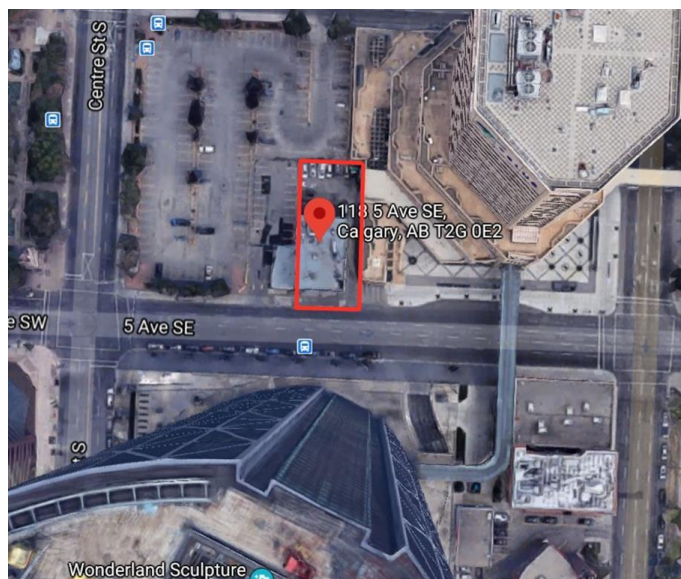
â€¢ Land assembly option (114 5th Ave also  
available) | Includes lots of rear parking

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	17
Zoning	CR20-C20/R20

**Listing Details**

Listing Office	Century 21 Bravo Realty
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