\$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 – 7%+ Cap Rate

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 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 143

Zoning CR20-C20/R20

Listing Details

Listing Office Century 21 Bravo Realty

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