

# \$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

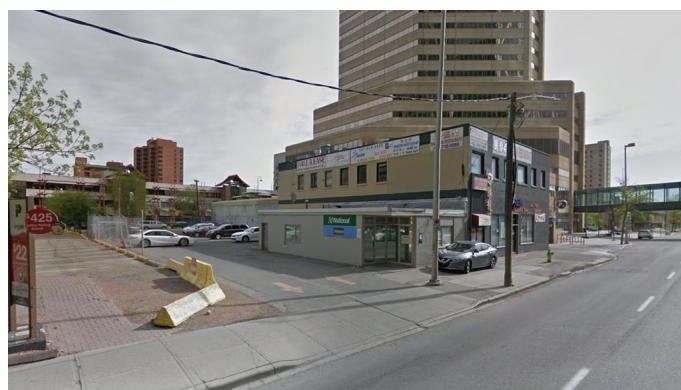
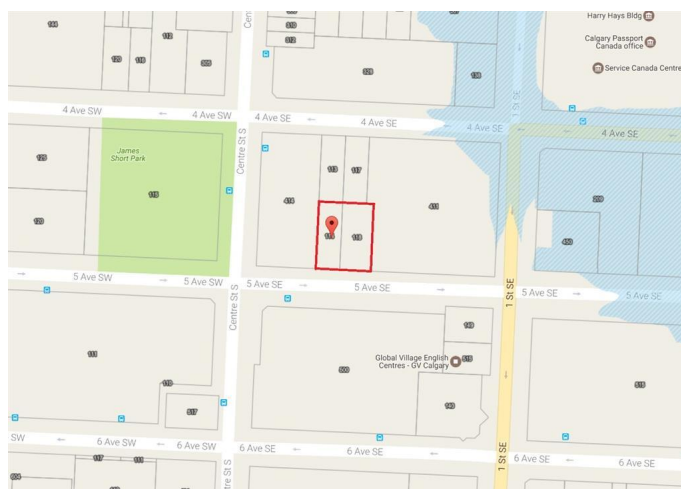
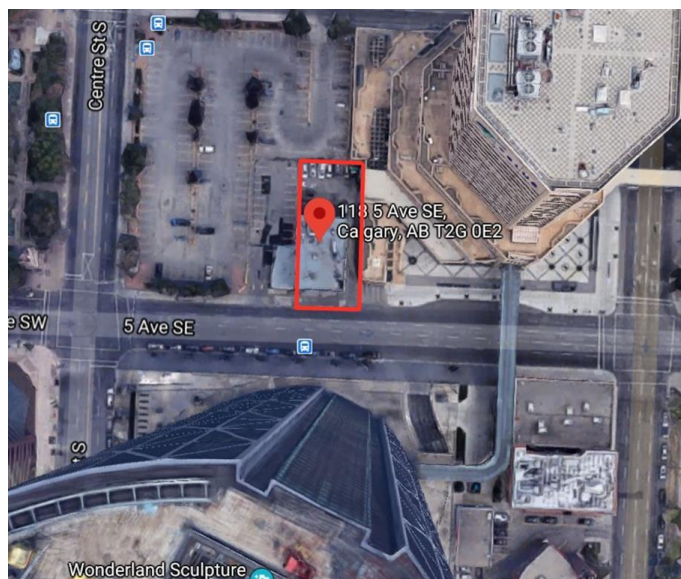
â€¢ Land assembly option (114 5th Ave also  
available) | Includes lots of rear parking

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	93
Zoning	CR20-C20/R20

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.