



# 118 5 Avenue Calgary Alberta

\$3,600,000

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: o 7%+ cap rate with stable tenants | Tower potential (20-storey + PLUS 15 access) Fully leased o Prime exposure across from The Bow | Flexible uses: retail, office, residential, hotel, medical, more o 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. (id:6769)

Listing Presented By:



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Century 21 Bravo Realty

<http://www.liangcommercial.ca/>



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