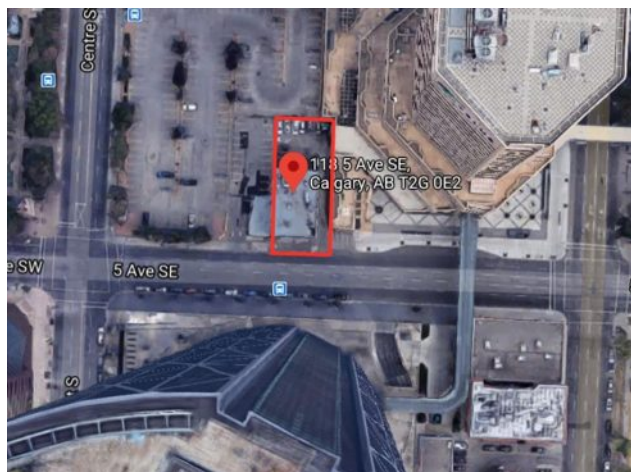


118 5 Avenue SE  
Calgary, Alberta

MLS # A2100873



## \$3,900,000

**Division:** Downtown Commercial Core

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,750 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.21 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Remarks

Decent Cap rate on land and building you can build a 20 storey tower on connected to the PLUS 15! Downtown Commercial Core building and PRIME redevelopment land for sale across from The Bow building. Total 9,148 SF (0.21 AC) Located on busy 5th Ave for great access and exposure. Wide range of uses under zoning CR20-C20/R20 including retail, residential, office, hotel, restaurant, financial institution, supermarket, medical clinic. Currently profitable 11,750 sq ft retail building. Please do not approach staff on property. 114 5 Ave is for sale as well for land assembly. Call today for more details.