



805 5th
Avenue
SW

STANDALONE DOWNTOWN OFFICE BUILDING

For Sale or Lease

Tinyan Leung

Vice President

403 969 8038

tinyan.leung@avisonyoung.com

Kevin Morgans, CCIM

Principal

403 232 4318

kevin.morgans@avisonyoung.com

**AVISON
YOUNG**

805 5th Avenue SW

BUILDING SIZE

Main Floor: ± 15,938 SF
Lower Level: ± 15,938 SF
Total: 31,876 SF

SITE SIZE

41,526 SF (0.95 Acres)

AVAILABILITY

Negotiable

PARKING

60 STALLS (1 : 531 SF)

Surface Lot: 50 stalls
South Laneway: 3 stalls
Rear/South: 7 stalls

ZONING

CR20-C20/R20 District

ASKING PRICE

Contact listing agents

ADDITIONAL RENT

CAM: \$12.64
Property Tax: \$6.53
Total: \$19.16

PROPERTY HIGHLIGHTS



SUPERIOR PARKING & ACCESS

Above-market parking ratio with convenient access/egress via 5th Avenue and south/rear laneway by way of 7th Street



HIGHLY VERSATILE ZONING

Comprehensive range of permitted and discretionary uses, including added flexibility within the City Centre Enterprise Exemption Area, and high-density redevelopment potential



EXCELLENT SIGNAGE OPPORTUNITY

Prominent exposure along one of two primary commuter corridors into and through downtown seen by over 3,750,000 vehicles per year (over 15,000 vehicles per weekday)



LANDMARK LOCATION

Steps to the +15 network, 7th Street LRT Station, Bow River pathways, and Prince's Island Park



Exceptionally Rare Opportunity For:

- Owner-User
- Investor Re-leasing
- High Density Redevelopment

805
5 Avenue SW
Calgary, AB

ONE WAY

ONE WAY

WALK TIMES

- 2** Minutes (190m) to NEAREST PARKADE (MCDUGALL PARKADE)
- 3** Minutes (250m) to NEAREST LRT (WB 7 ST SW)
- 5** Minutes (350m) to NEAREST COFFEE SHOP (ALFORNO BAKERY)

Location Overview

NEARBY AMENITIES

1. Hutch Cafe
2. Alforno Bakery & Cafe
3. Fonda Fora
4. Chennai Spices
5. Bell's Pizza
6. Namsan Authentic Korean Cuisine
7. Mille Restaurant & Cafe
8. Moxie's Downtown Restaurant
9. McDonald's
10. Dickens Pub
11. Maru Sushi and Don
12. Cucina Market & Bistro
13. Cafe Levant
14. Gyu-Kaku Japanese BBQ
15. Sushi Hiro Japanese Restaurant
16. Kabul Lounge





5 Avenue SW (3,750,000 Vehicles Per Year)

7 Street SW



SPACE FOR RENT



7 Avenue SW

7 Stalls

External Storage Garage

3 Fenced Stalls

50 Stalls

Podium Sign

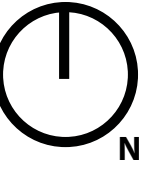
Private Loading Area

Gated Entry / Exit



5 Avenue SW (3,750,000 Vehicles Per Year)

805 5th Avenue SW



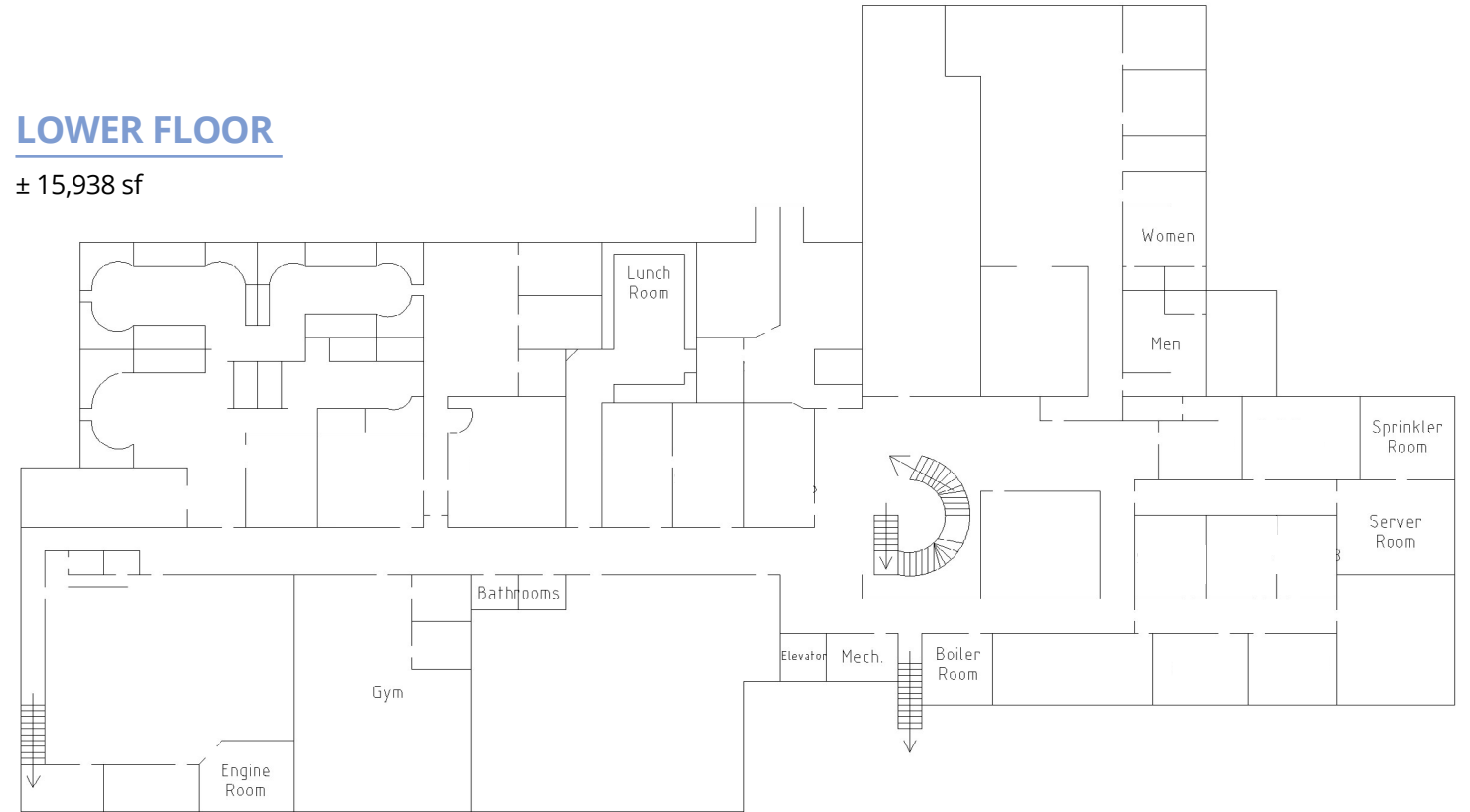
MAIN FLOOR

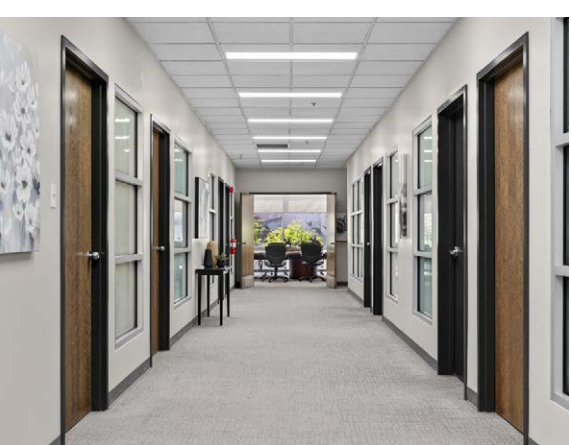
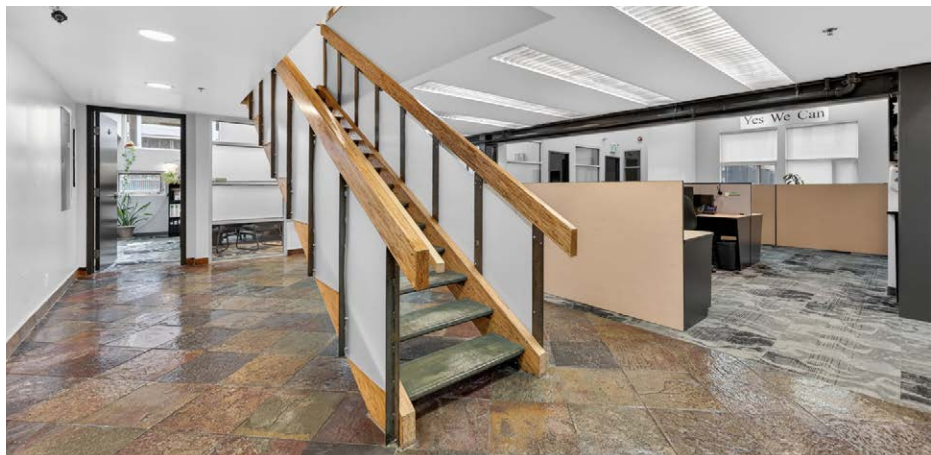
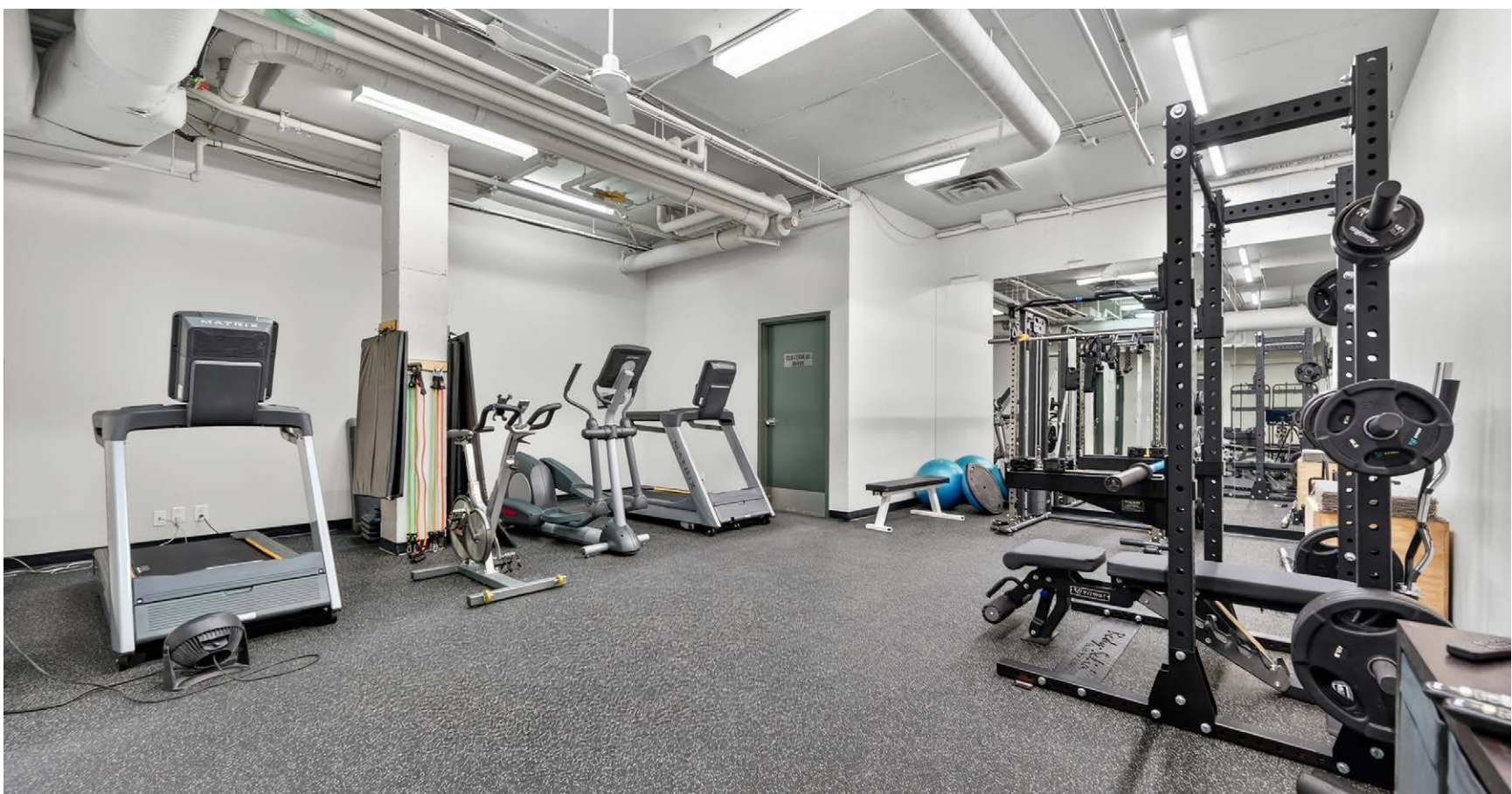
± 15,938 SF



LOWER FLOOR

± 15,938 sf





Permitted Uses

The following uses are permitted uses in the CR20-C20/R20 District:

- Park;
- Protective and Emergency Service;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D; and
- Utilities.

The following uses are permitted uses in the CR20-C20/R20 District if they are located within existing approved buildings:

- Artist's Studio;
- Billiard Parlour;
- Computer Games Facility;
- Convenience Food Store;
- Dinner Theatre;
- Financial Institution;
- Food Kiosk;
- Home Occupation — Class 1;
- Information and Service Provider;
- Library;
- Museum;
- Office;
- Pet Care Service;
- Print Centre;
- Retail and Consumer Service;
- Specialty Food Store;
- Supermarket; and Veterinary Clinic.

The following uses are permitted uses in the CR20-C20/R20 District if they are located within existing approved buildings and if the public area is less than 300.0 square metres:

- Restaurant: Food Service Only.

The following uses are permitted uses in the CR20-C20/R20 District if they are located within existing approved buildings and if the public area is 150.0 square metres or less:

- Restaurant: Licensed.

The following uses are permitted uses except if they are located on the second floor of an existing approved building that contains an existing or approved Plus 15 Walkway.

- Catering Service — Minor;
- Fitness Centre;
- Health Care Service;
- Power Generation Facility — Small;
- Radio and Television Studio; and
- Service Organization.

Discretionary Uses

Uses listed in subsections 1306 (2) and (3) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the CR20-C20/R20 District.

The following uses are discretionary uses in the CR20-C20/R20 District if they are located within existing approved buildings and if the public area is 300.0 square metres or greater:

- Restaurant: Food Service Only.

The following uses are discretionary uses in the CR20-C20/R20 District if they are located within existing approved buildings and if the public area is greater than 150.0 square metres:

- Restaurant: Licensed.

The following uses are discretionary uses in the CR20-C20/R20 District if they are located within existing approved buildings and if the public area is greater than 150.0 square metres:

- Restaurant: Food Service Only; and
- Restaurant: Licensed.

The following uses are permitted uses in the CR20-C20/R20 District if they are located within existing approved buildings:

- Artist's Studio;

The following uses are additional discretionary uses in the CR20-C20/R20 District if they were legally existing prior to the parcel being designated CR20-C20/R20:

- Parking Lot — Grade; and
- Place of Worship — Large.

Uses listed in subsection 1306 (3) are discretionary uses in the CR20-C20/R20 District if they are located on the second floor of an existing approved building that contains an existing or approved Plus 15 Walkway.

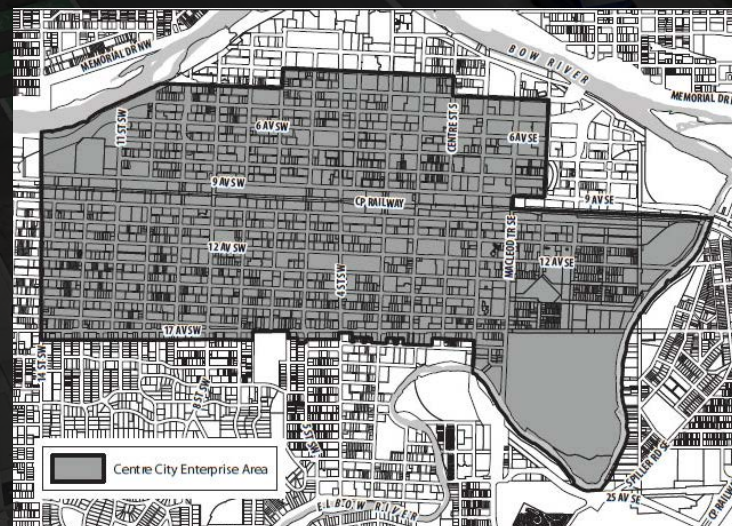
The following uses are discretionary uses in the CR20-C20/R20 District:

- Addiction Treatment;
- Assisted Living;
- Amusement Arcade;
- Auction Market — Other Goods;
- Brewery, Winery and Distillery;
- Cannabis Store;
- Child Care Service;
- Cinema;
- Community Recreational Facility;
- Conference and Event Facility;
- Custodial Care;
- Cultural Support;
- Drinking Establishment — Medium;
- Drinking Establishment — Small;
- Dwelling Unit;
- Food Production;
- Health Services Laboratory — Without Clients;
- Home Occupation — Class 2;
- Hotel;
- Indoor Recreation Facility;
- Instructional Facility;
- Kennel;
- Liquor Store;
- Live Work Unit;
- Night Club;
- Outdoor Café;
- Outdoor Recreation Area;
- Park Maintenance Facility — Small;
- Parking Lot — Structure;
- Pawn Shop;
- Payday Loan;
- Performing Arts Centre;
- Place of Worship — Medium;
- Place of Worship — Small;
- Post-Secondary Learning Institution;
- Restaurant: Licensed;
- Residential Care;
- School — Private;
- School Authority — School;
- School Authority Purpose — Major;
- Sign — Class C;
- Sign — Class E;
- Sign — Class F;
- Social Organization;
- Special Function — Class 2;
- Urban Agriculture;
- Utility Building;
- Vehicle Rental — Major;
- Vehicle Rental — Minor; and
- Vehicle Sales — Minor.

CENTRE CITY ENTERPRISE EXEMPTION AREAS

To remove barriers to open a new business in vacant spaces in the downtown core, Council has approved land use bylaw amendments aimed at reducing costs and saving time for applicants.

The Centre City Enterprise Area (CCEA) applies to downtown Calgary, specifically in the areas indicated on the map below:



In this area, the following changes to a business or a building are exempt from a development permit:

- A change of use when the proposed "use" is listed in the land use district. There are exemptions to this list, see the list provided by the City of Calgary.
- With the exception of buildings on the City of Calgary's inventory of evaluated historic resources, the following are also exempt from a development permit:
 - An addition of less than 1,000 square meters
 - Modifying the exterior of an existing building.

Redevelopment Potential

The CR20-C20/R20 District land use designation permits maximum densities of up to 20.0 FAR Floor Area Ratio (FAR), with density bonusing, for both commercial and residential uses, making it the highest density mixed-use designation in the city.



**AVISON
YOUNG**

805 5th
Avenue
SW

**STANDALONE DOWNTOWN
OFFICE BUILDING**

Offering Process

Avison Young has been retained by PEO Canada Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale unpriced, and available for lease. Please contact the listing agents below for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.

We are invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

© 2026 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").