



805 5th
Avenue
SW

STANDALONE 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

MUNICIPAL ADDRESS

805 - 5 Avenue SW, Calgary, AB

SITE SIZE

41,382 SF (0.95 Acres)

BUILDING SIZE

Main Floor: ± 15,938 SF

Lower Level: ± 15,938 SF

Total: 31,876 SF

AVAILABILITY / CURRENT LEASES

Full building available for vacant possession

PARKING

50 Surface stalls in the main lot, 3 surface in the ally enclosure, and 7 surface at the rear loading door

ASKING PRICE

Contact listing agent

ADDITIONAL RENT

CAM: \$12.64

Property Tax: \$6.53

Total: \$19.16

PROPERTY HIGHLIGHTS



PRIME RIVERFRONT LOCATION

Steps from Bow River pathways, Prince's Island Park, and Eau Claire—offering strong lifestyle and wellness appeal



STRONG PARKING & ACCESS

Above-average surface parking, high visibility signage, and convenient access via transit and major routes



AMENITY-RICH LOCATION

Surrounded by downtown dining, retail, and riverfront amenities, offering a vibrant, walkable environment

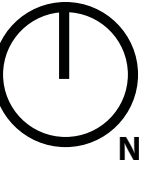


EXCELLENT CONNECTIVITY

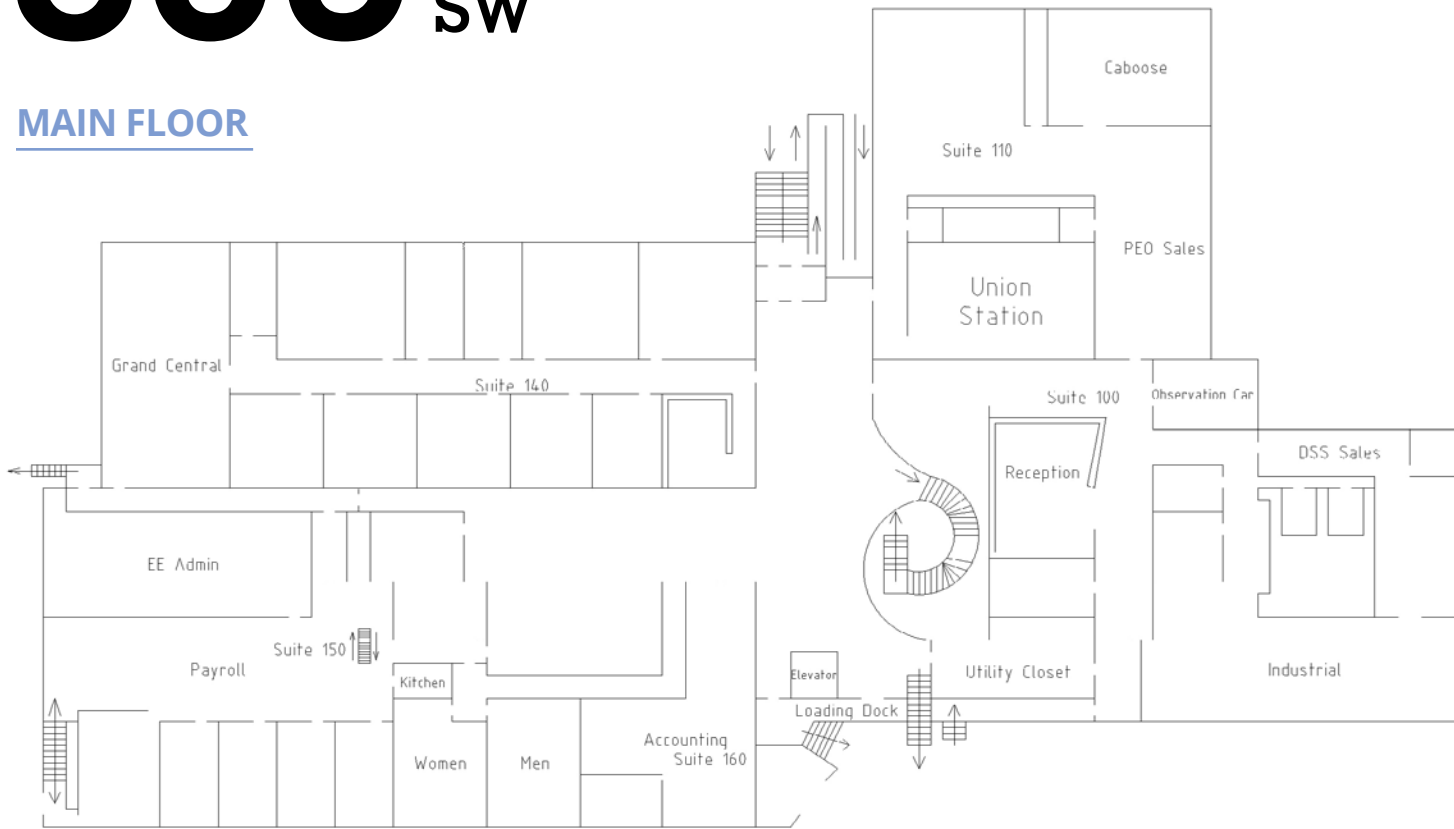
Direct access to +15 network, LRT, and key corridors for seamless downtown mobility



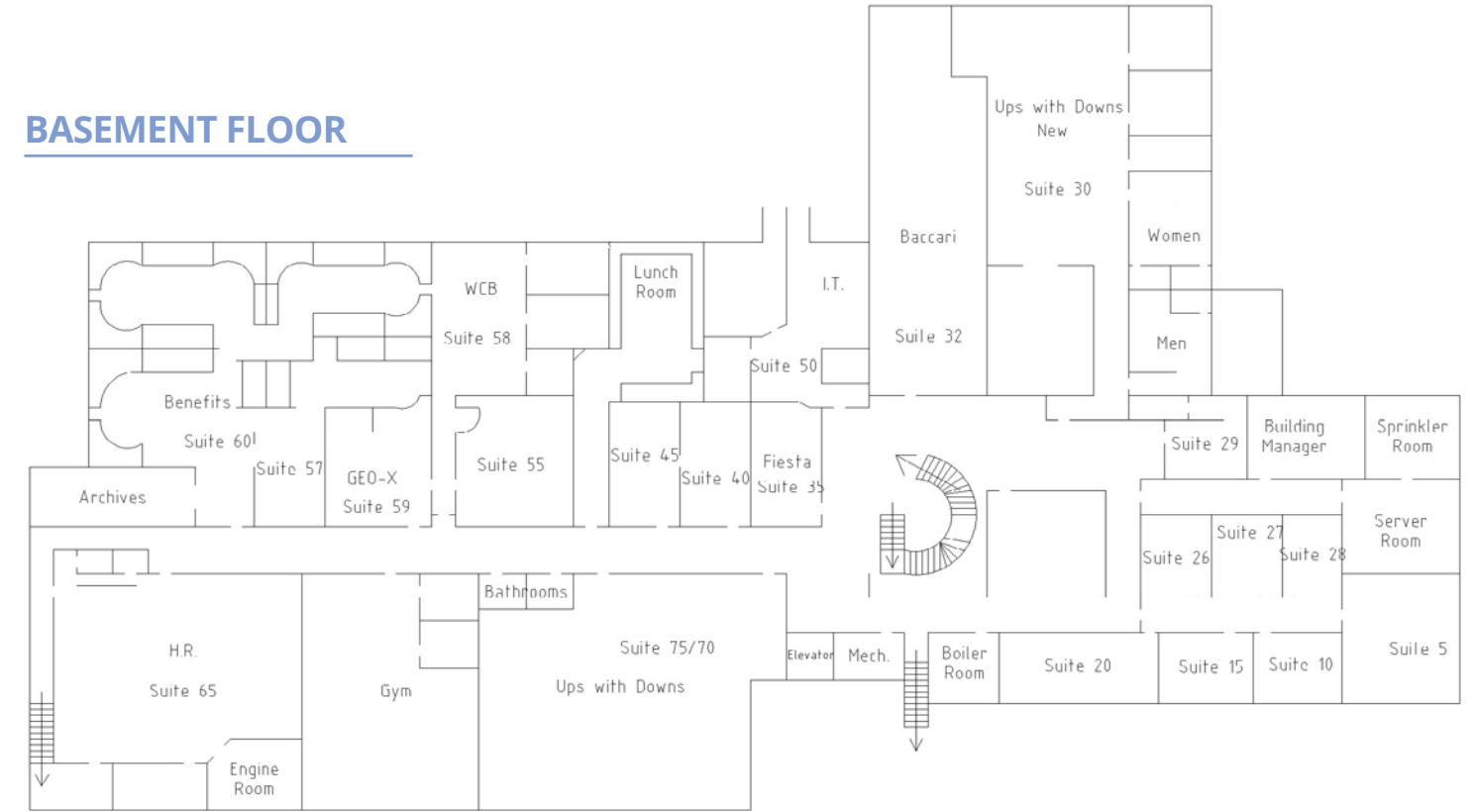
805 5th Avenue SW

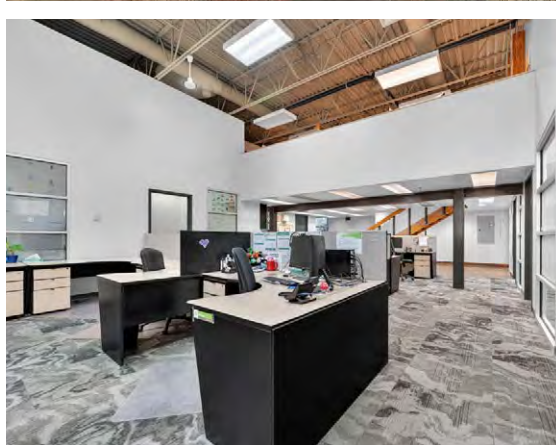
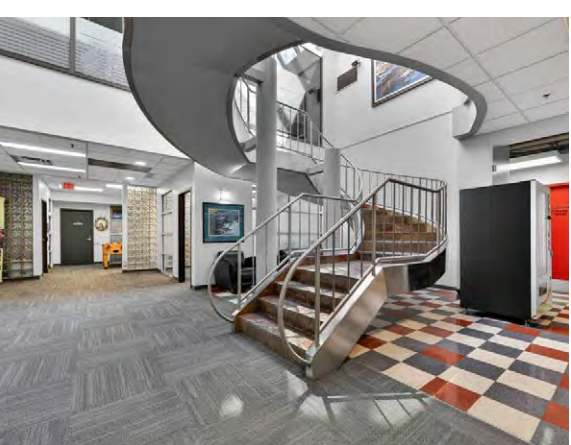
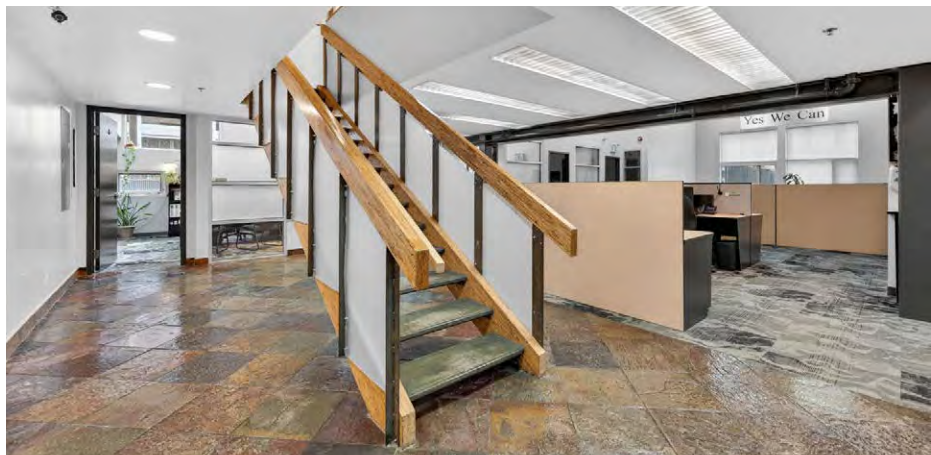
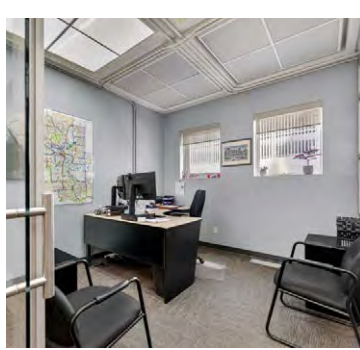


MAIN FLOOR



BASEMENT FLOOR





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.

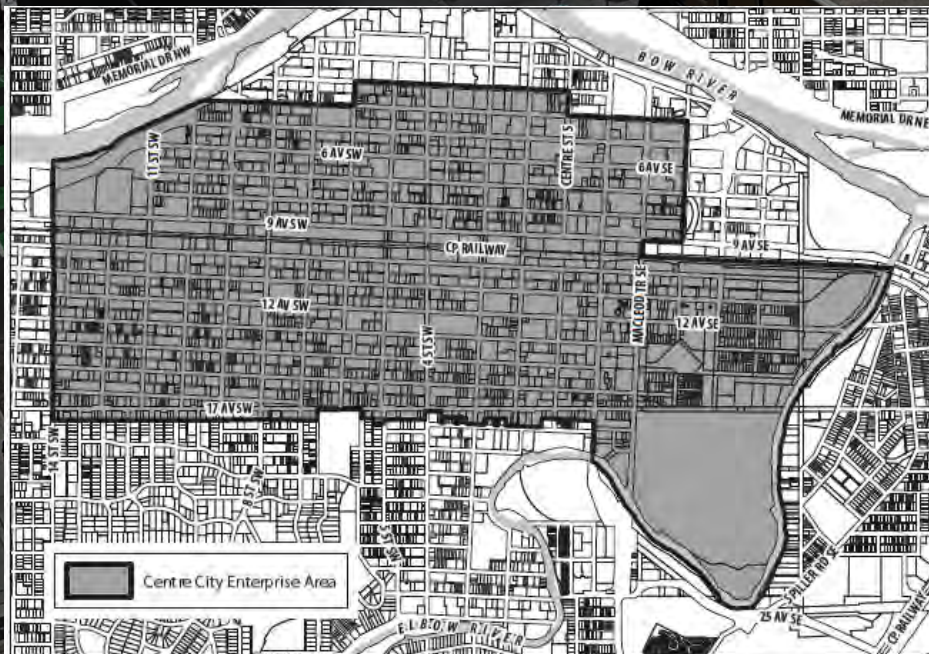
THE FOLLOWING USES ARE PERMITTED USES IN THE CR20-C20/R20 DISTRICT IF THEY ARE LOCATED WITHIN EXISTING APPROVED BUILDINGS:

- 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;

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:



PLEASE NOTE: EXEMPTIONS FOR EXTERIOR ALTERATIONS AND ADDITIONS IN THE CENTRE CITY ENTERPRISE AREA EXPIRE ON DECEMBER 31, 2026.

- 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.

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 below for uses that require a development permit.
- 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.

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;

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.

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.

Source: City of Calgary

805
5 Avenue SW
Calgary, AB

Downtown
Calgary

THE CORE
SHOPPING CENTRE

7TH STREET SW
STATION

DOWNTOWN
WEST/KERBY
STATION

11 STREET SW

11 STREET SW

CTrain Line

CTrain Line



WALK TIMES

- 2** Minutes (190m) to
NEAREST PARKADE
(MCDOUGALL 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

AVISON
YOUNG

805 5th
Avenue
SW

STANDALONE
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

Suite 4300 - 525 8 Avenue SW,
Calgary, AB T2P 1G1, Canada
Office +1 403 262 3082
avisonyoung.ca

We are seriously 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").