

RETAIL SPACE FOR LEASE



# CATALYST

2100 14 Street NW, Calgary, Alberta

Retail Availability:  
CRU 3 - 1,141 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

Direct: (403) 206-6046  
[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)



## ABOUT

# BUILDING HIGHLIGHTS

Catalyst is a six-storey, new mixed use development built by Centron Group. This project showcases 75 apartments and 6,200 square feet of main floor retail space.

- > On the corner of 14th Street and 20th Avenue, with 31,000 vpd passing through the intersection
- > Strong daytime employment population of almost 9,000 and a 10 minute walk from SAIT
- > Targeted uses: coffee shop, beauty, amenity services for the building (fitness, medical, convenience store, pet store), bakery, ice cream shop, restaurant



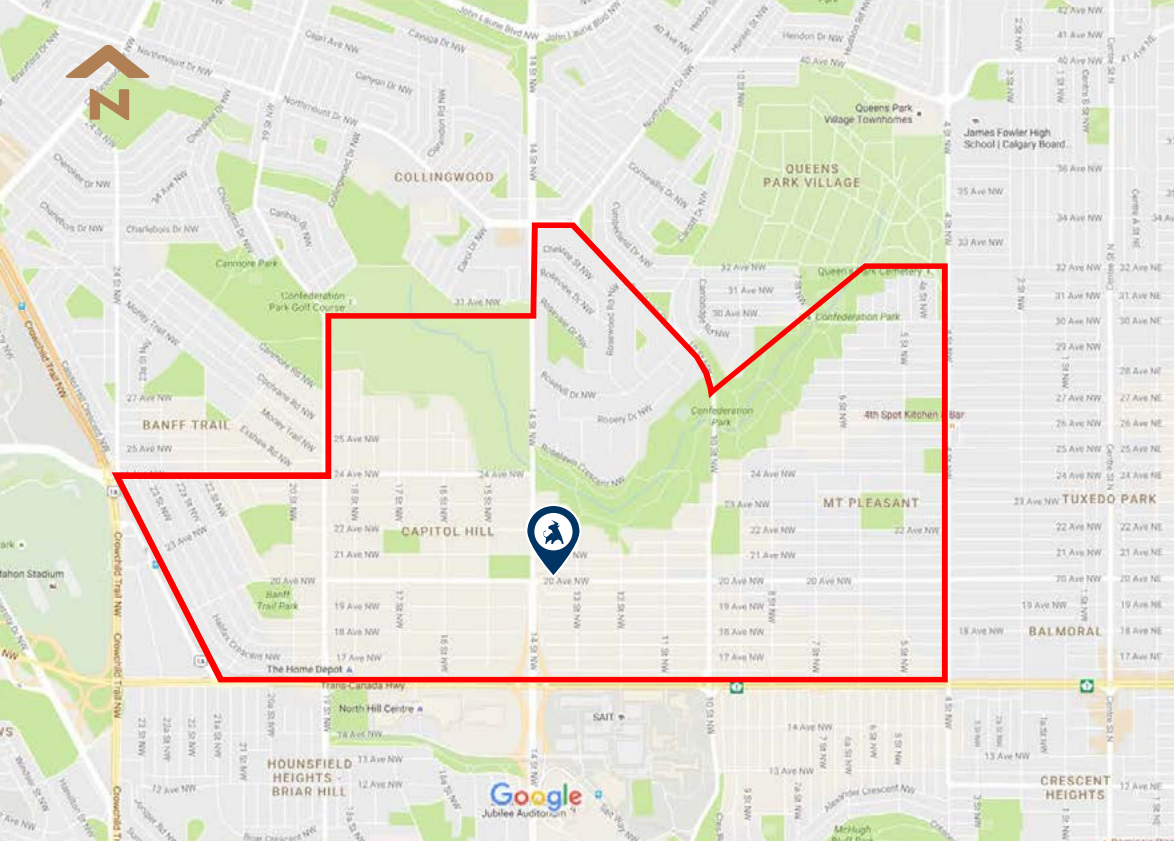
VIEW ON GOOGLE MAPS

ABOUT

# LOCATION HIGHLIGHTS

- Within a ten minute walk of SAIT, accessing over 15,000 enrolled students
- Less than a 2 min drive from the Trans Canada Hwy (16th Ave NW) with 53,833 vehicles daily
- Surrounded by three major bus stops located in the same intersection
- Over 8,000 people living within 1km of the site with an average household income of \$128,000
- Opposite corner of the site is the Capitol Hill Community Centre, engaging residents through its programs and services
- Available on-site parking with electric vehicle charging rough-in





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary: 12,286  
Calgary: 1,306,784



### DAYTIME POPULATION

Primary: 10,008



### AVERAGE AGE

Primary: 37.7  
Calgary: 38.8



### HOUSEHOLD INCOME

Primary: \$127,790  
Calgary: \$129,000



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail Size: 6,200 sq ft

## LANDLORD

Catalyst Limited Partnership

## ZONING

C-COR1

## PARKING

5 surface visitor stalls at rear  
17 underground visitor stalls  
Ample surrounding street parking

## MUNICIPAL ADDRESS

2100 14 Street NW, Calgary, AB

## LEGAL DESCRIPTION

Plan: 3150P

Block: 25

Lot: 15-20

## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 6.00 PSF
Property Tax	\$ 8.00 PSF
Total	\$ 14.00 PSF

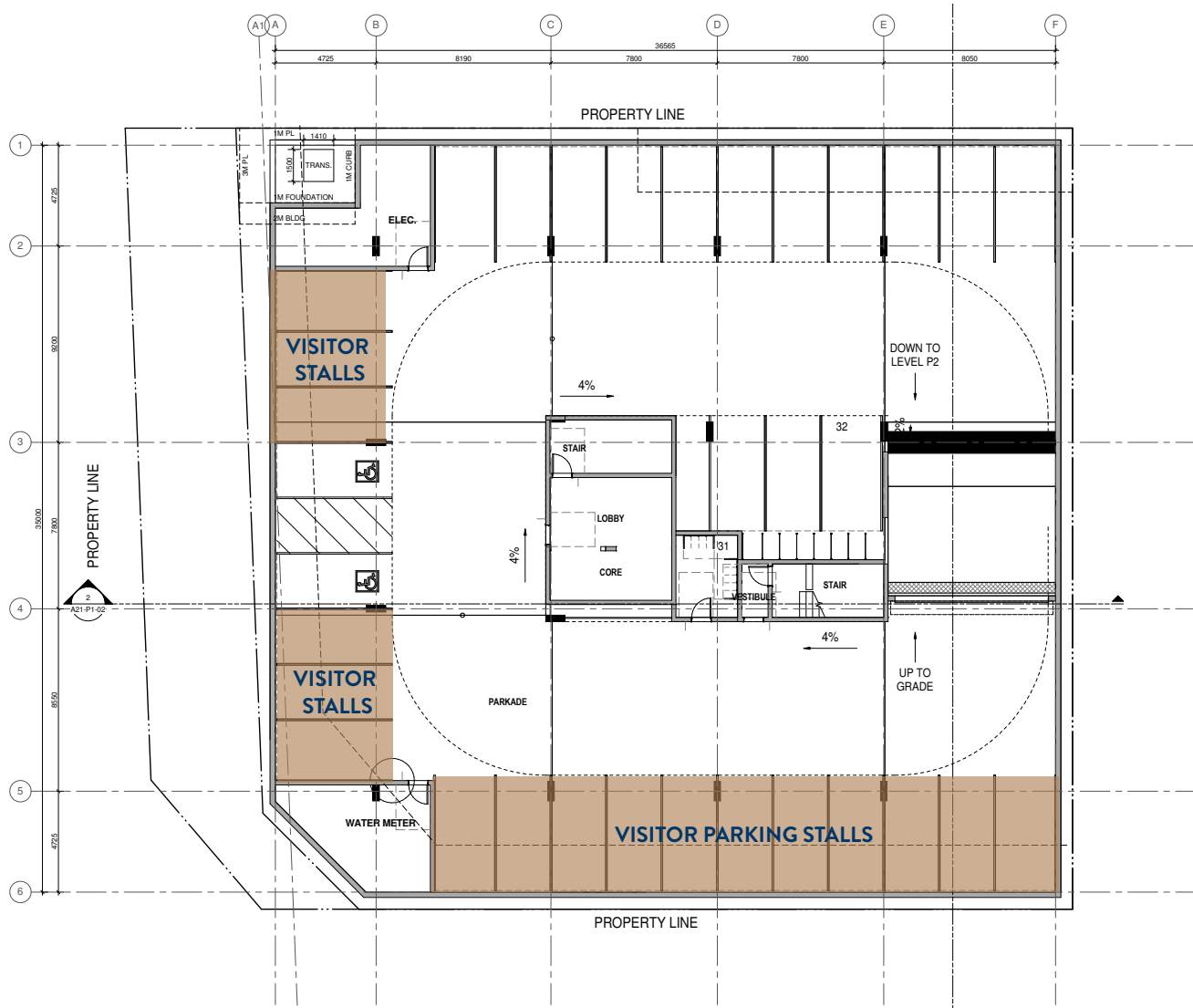
Premises Utilities  
Management Fee

Seperately Metered  
Based on 5% gross rent



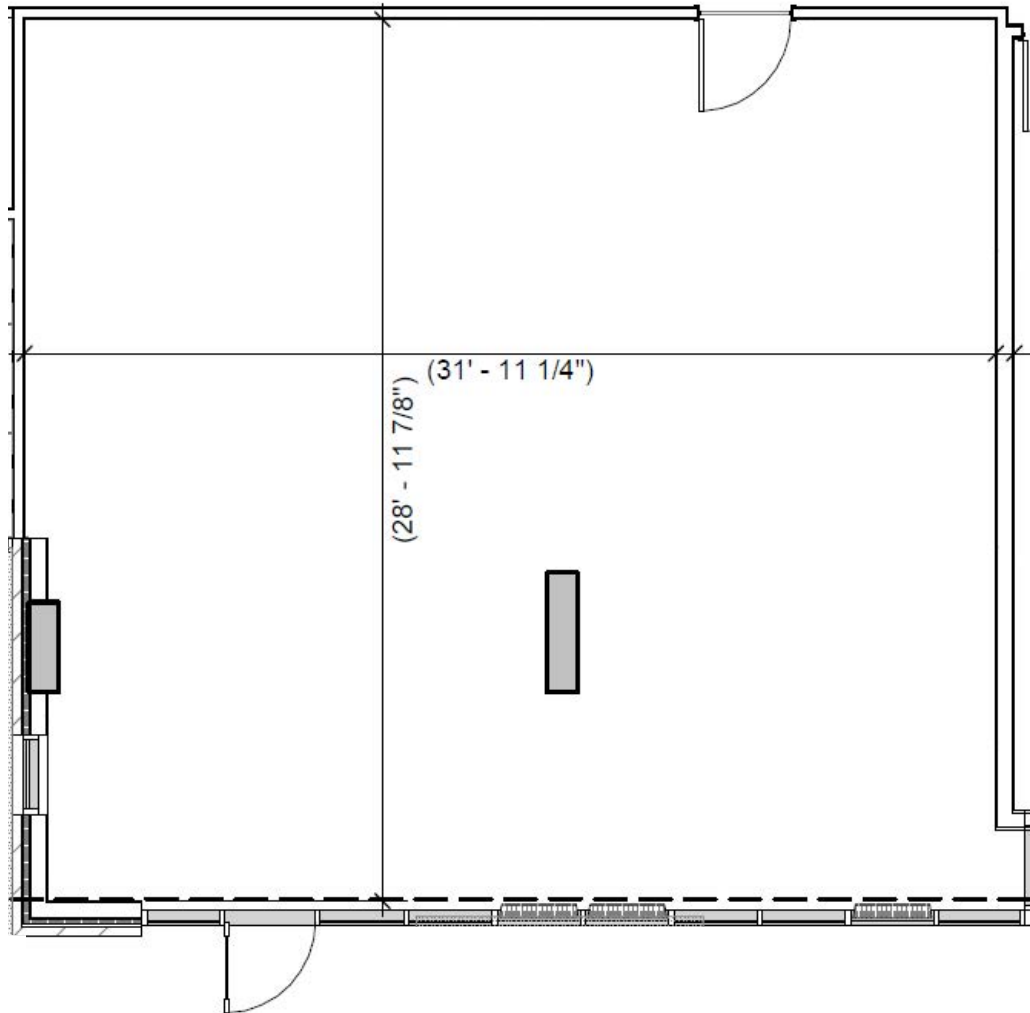


# PARKADE PLAN (LEVEL 1)



UNIT PLANS

**CRU #3**



**CRU**

3

**RETAIL AREA**

1,141 Square Feet

**CEILING HEIGHT**

11'2" Clear; 8'4" Glazing

**POWER**

100A, 120/208V

**HVAC**

1,662 CFM

**MUA**

350 CFM

**GENERAL EXHAUST**

350 CFM

**WATER**

1" Line

**GAS**

Yes

**SEWER**

4" Line

**GARBAGE**

North Side of Building

**LOADING**

North Side of Building



# PARKING MAP



NO RESTRICTION PARKING

1 HR FREE STREET PARKING AVAILABLE

INDIGO PAID PARKING (Max of 12 hrs)

2 HR FREE STREET PARKING AVAILABLE

30 MIN FREE STREET PARKING AVAILABLE

CONNECT WITH US  
**CONTACT**

GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

