



CATALYST

2100 14 Street NW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

HEATHER WIETZEL

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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



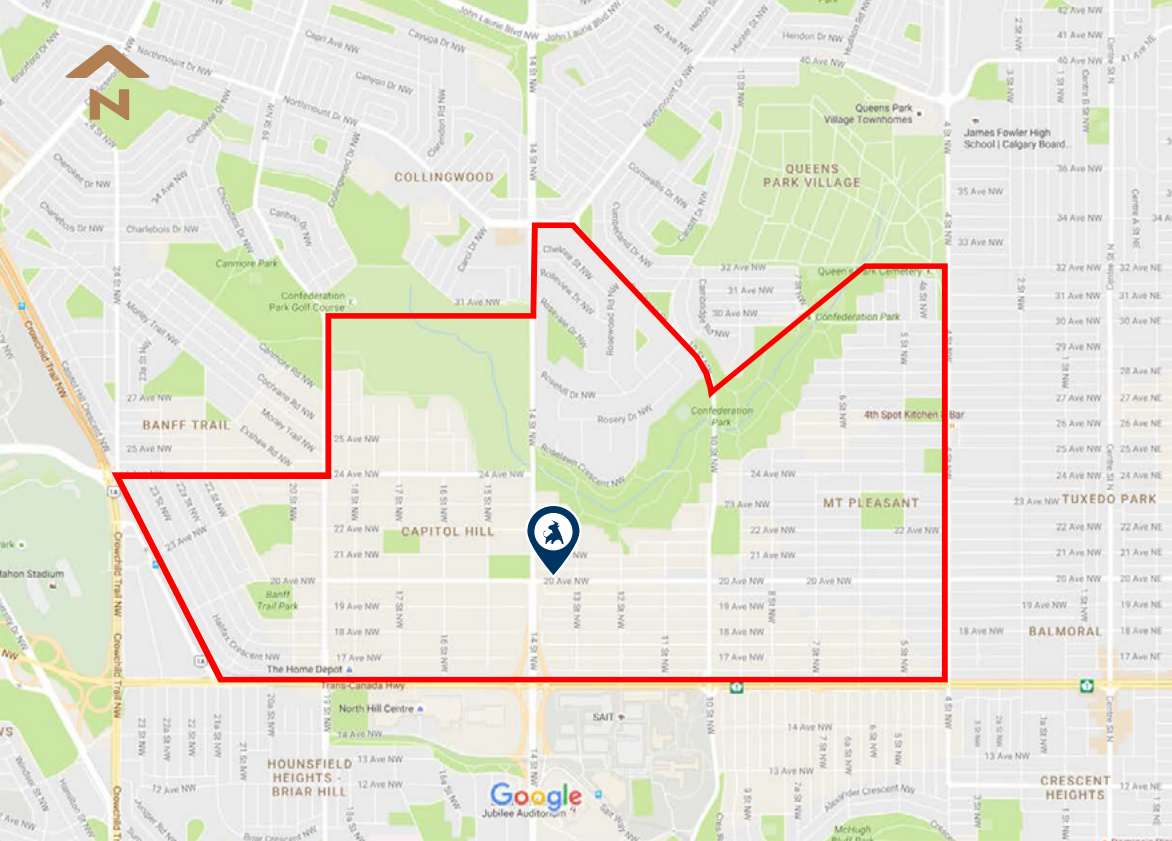
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- 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

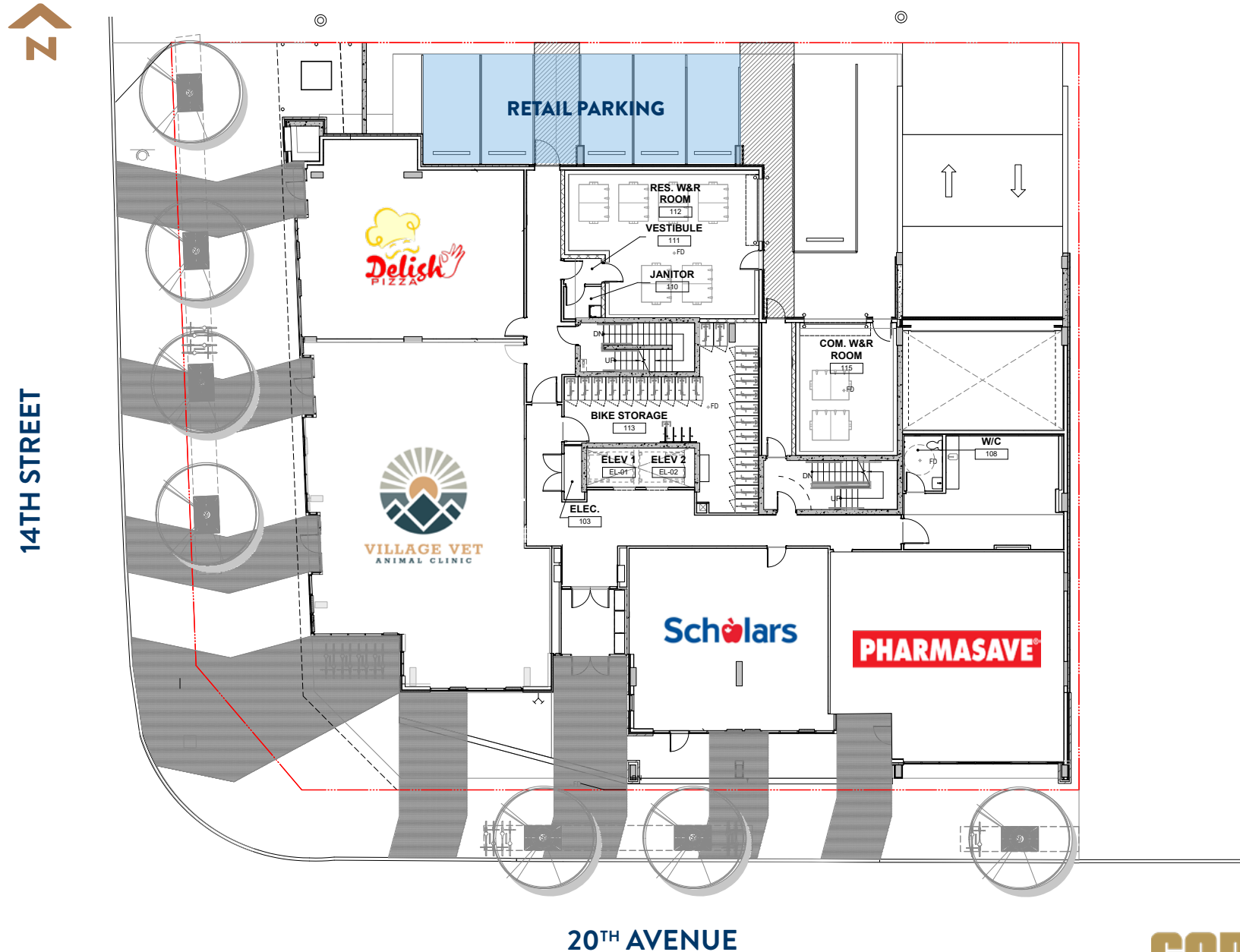
ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 5.79 PSF
Property Tax	\$ 3.53 PSF
Total	\$ 9.32 PSF

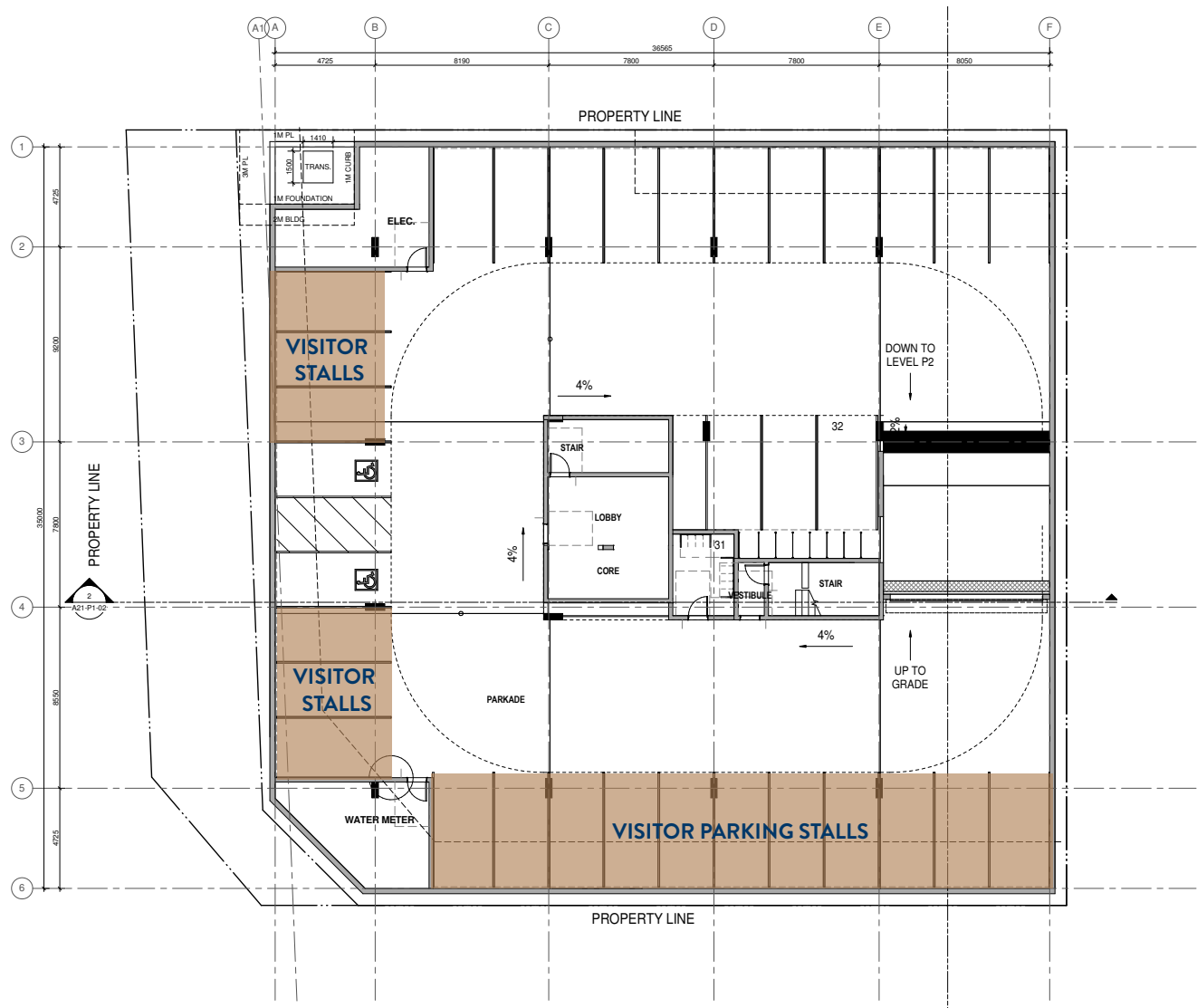
Premises Utilities	Seperately Metered
Management Fee	Based on 5% gross rent



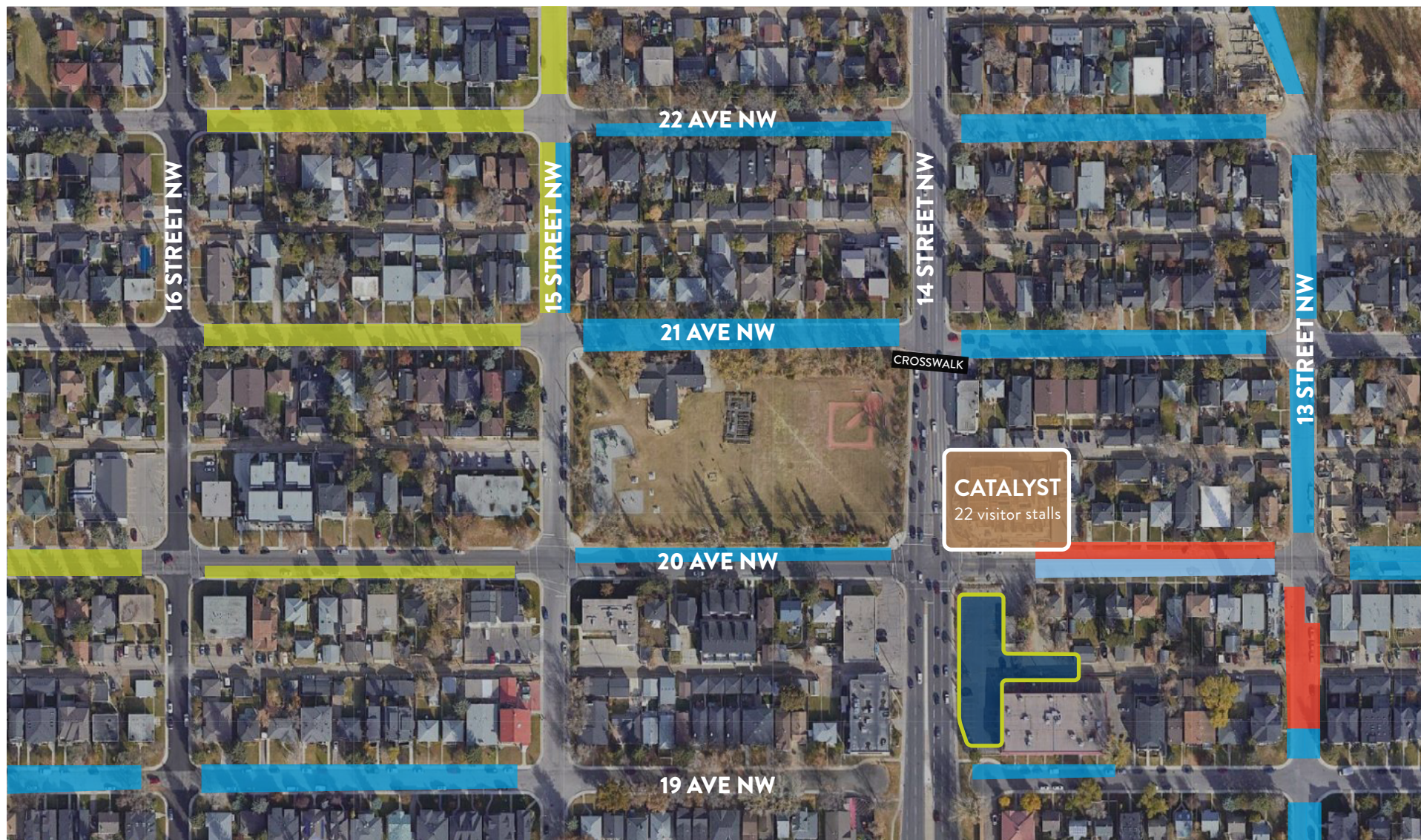
MAIN FLOOR - FLEXIBILITY IN DEMISING



PARKADE PLAN (LEVEL 1)



PARKING MAP



	NO RESRICTION 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
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ABOUT THIS LISTING

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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.

