



# CATALYST

2100 14 Street NW, Calgary, Alberta

100% LEASED

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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

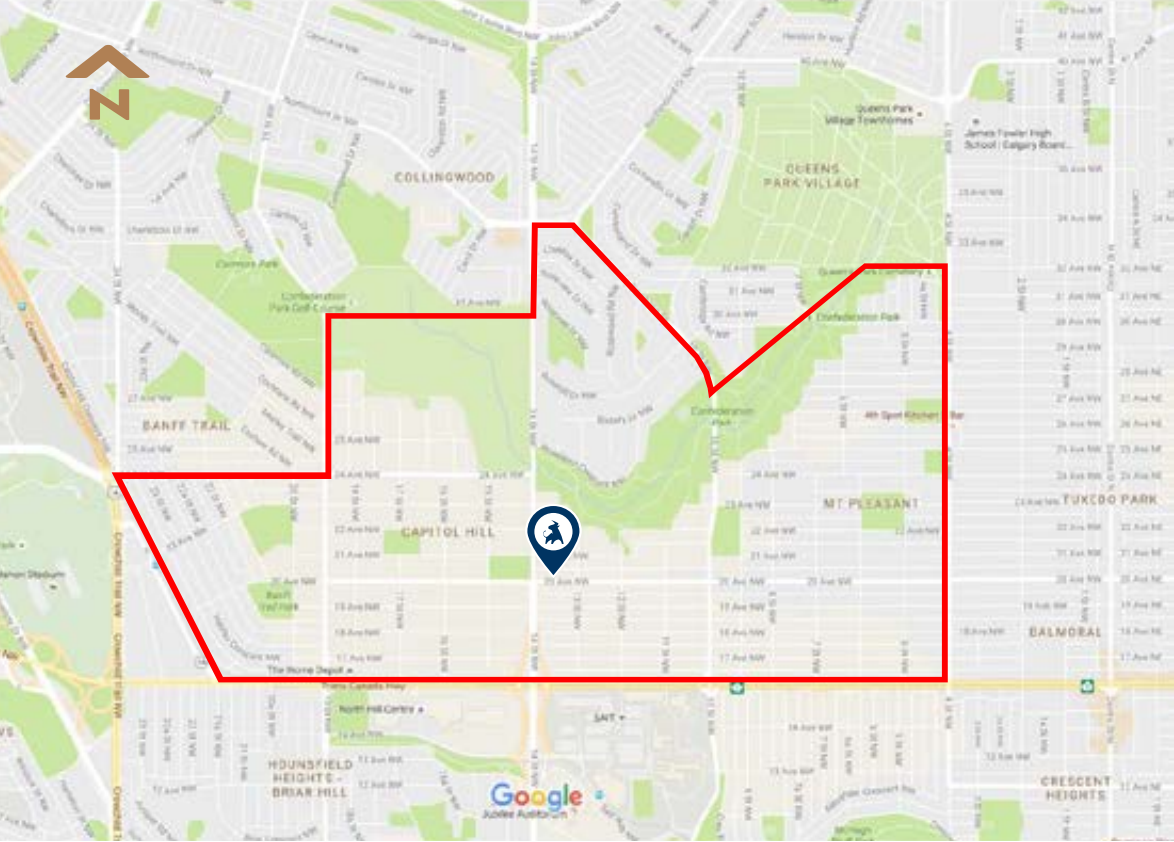




# ABOUT LOCATION HIGHLIGHTS

- 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

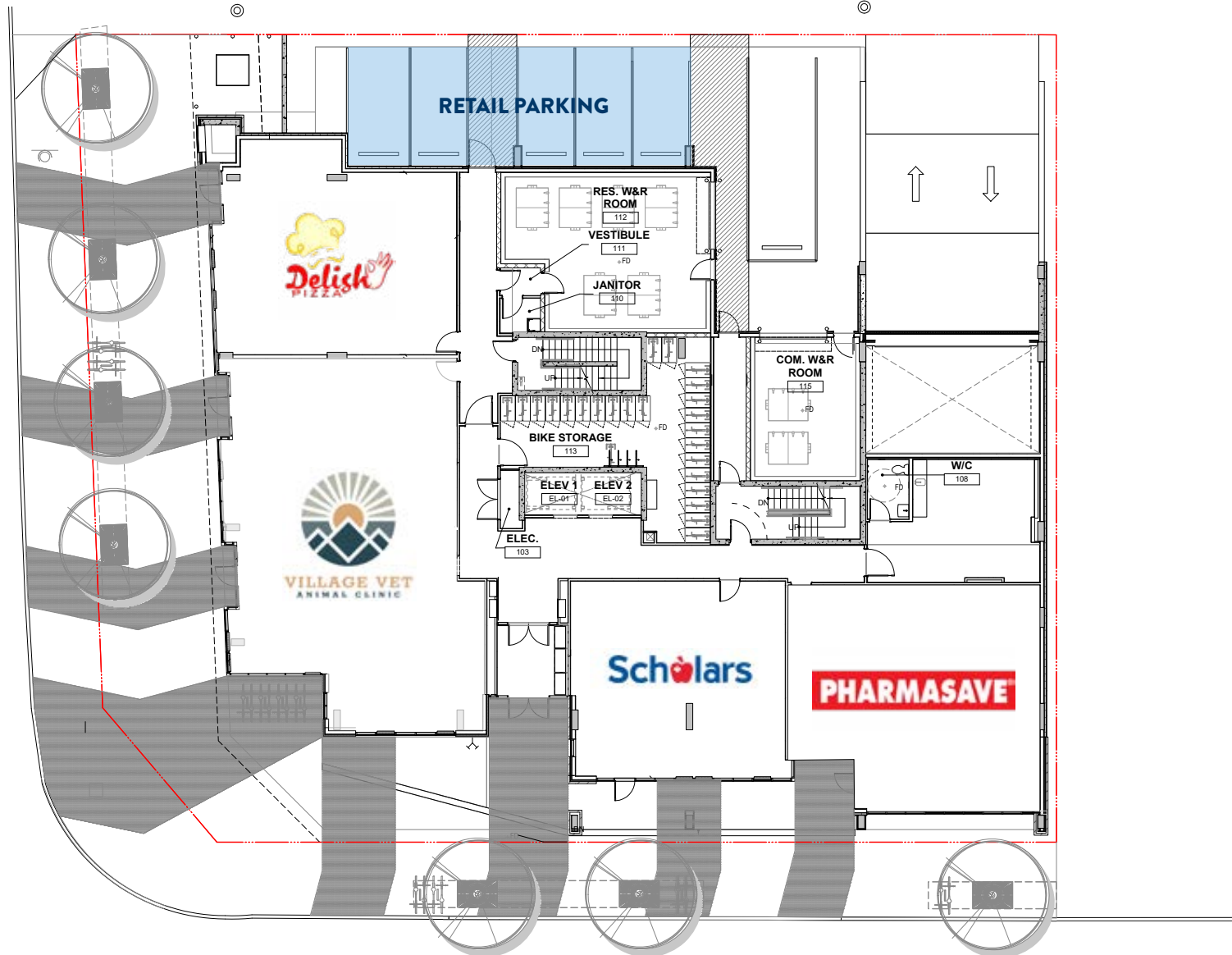
Premises Utilities Management Fee      Separately Metered  
Based on 5% gross rent



# MAIN FLOOR - FLEXIBILITY IN DEMISING

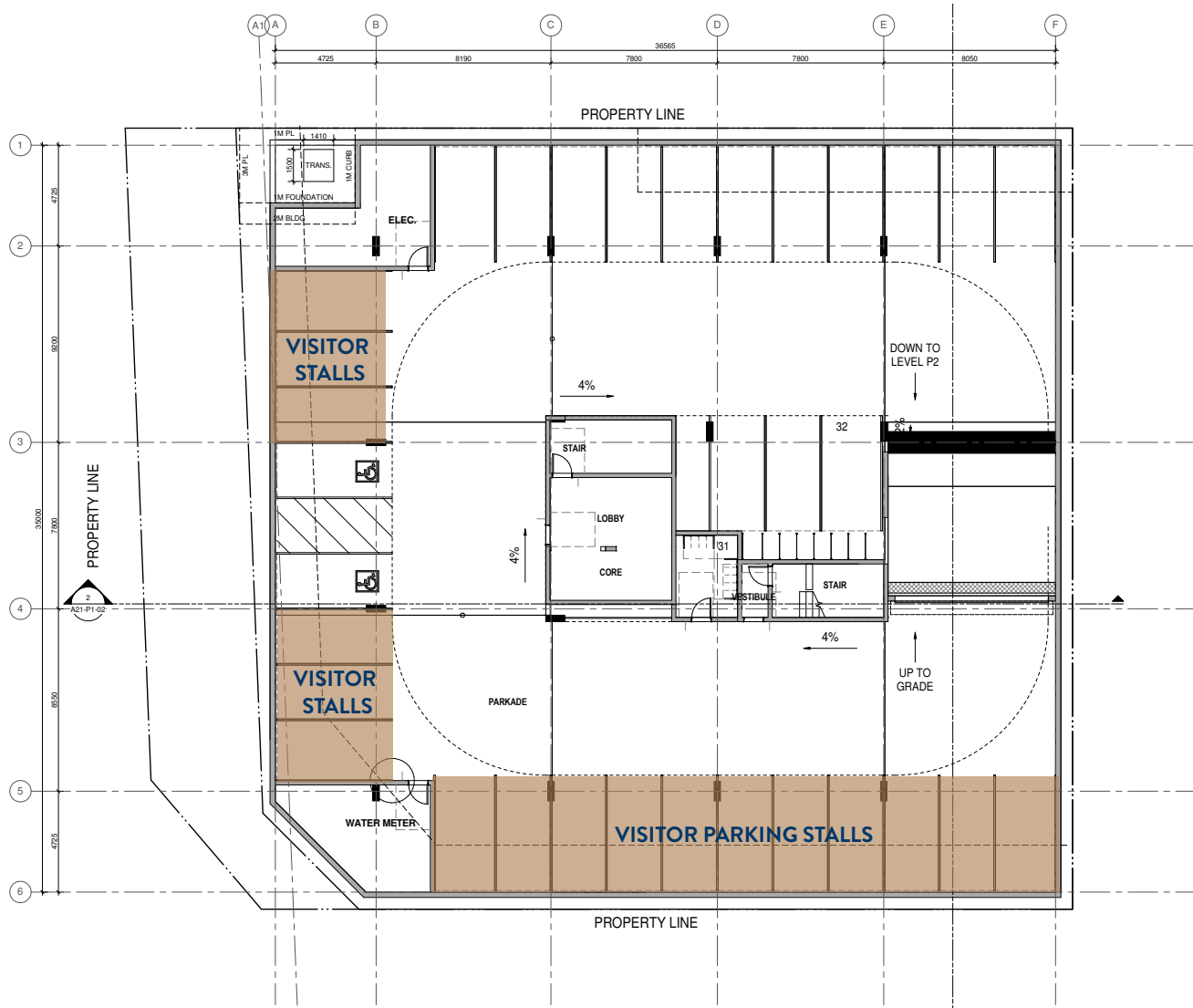


14TH STREET



20<sup>TH</sup> AVENUE

# PARKADE PLAN (LEVEL 1)





# 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



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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.

