

FOR SALE

Plaza 14

811 - 14 Street NW, Calgary, AB



[Get more information](#)

48,659 sf office and retail-oriented building with prime frontage along 14th Street NW, featuring exceptional visibility in the Hillhurst commercial node and a fully leased office component backed by strong government covenants.

**AVISON
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Property Overview

Municipal Address

811 - 14 Street NW, Calgary, AB

Total Square Footage

48,659 sf

Site Size

0.83 acres

Land-use

Direct Control - 106Z82

Year of Construction

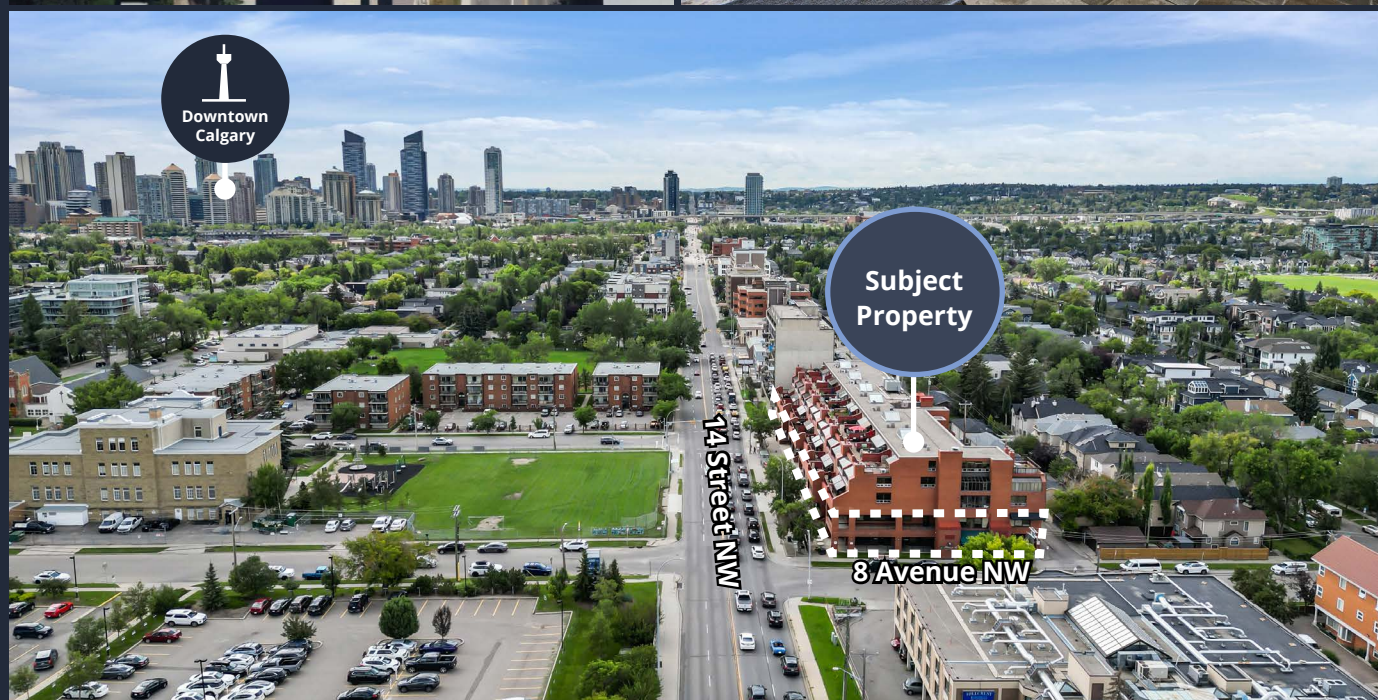
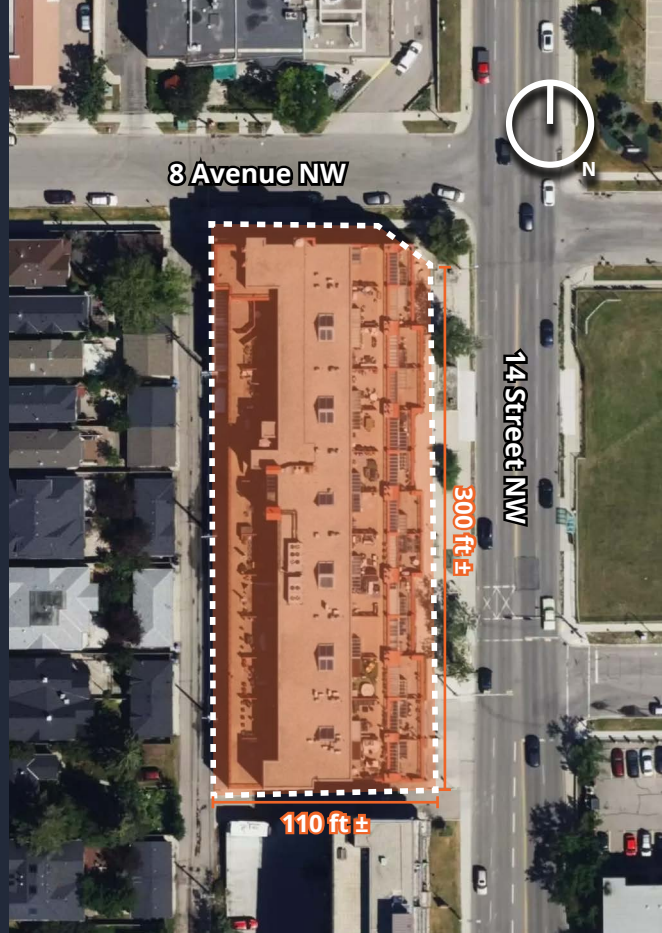
1980

Construction Type

Post-tensioned concrete

Parking

59 underground parking stalls for commercial (exclusive use)



Investment Highlights



Prime Inner-City Location with Exceptional Exposure

Located along 14th Street NW, the property benefits from high daily traffic volumes and strong street visibility, enhancing long-term leasing appeal and tenant brand presence.



Immediate Value-Add Potential

With approximately 9,000 sf of vacant space — all comprised of restaurant and street-front retail units — the property offers a clear lease-up opportunity for investors seeking near-term upside in rental income and NOI.



Government Office Covenant

The office component is fully leased to government tenants, with Alberta Infrastructure occupying 43% of the building, providing strong covenants and long-term value through potential lease renewal and stability.



Flexible Configuration

A mix of unit sizes, corner lot access, and multiple entry points allow for a variety of retail and service-based uses — supporting tenant retention and enhancing leasing flexibility.



Strong Surrounding Demographics

The Hillhurst and Kensington neighbourhoods continue to attract young professionals and residents seeking walkable, amenity-rich communities — driving sustained tenant demand and long-term rental growth.



Established and Well-Served Node

The property is situated within one of Calgary's most desirable urban fringe locations, surrounded by established residential density, public transit (including LRT access), parks, and lifestyle amenities.



Location Overview



UNIVERSITY OF
CALGARY



Confederation
Park Golf Course



McMAHON
STADIUM



Foothills
Medical Centre

NORTH HILL
CENTRE



SAIT



Subject
Property



Sunnyside
Station



Riley Park



Downtown
Calgary

Drive Times

Downtown	5 minutes
Sunnyside LRT Station	5 minutes

LRT Line

SHOPPERS
DRUG MART



TU TACO

ORIGINAL
JOE'S

Scotiabank

HAYDEN
BLOCK



Kensington Road NW

14 Street NW

10 Street NW

8 Avenue NW

16 Avenue NW

Growthchild Trail NW

Offering Process

Avison Young has been retained by BDO Canada Limited as Court-appointed Receiver of Starke Capital Corp and 1637102 Alberta Ltd., and not in its personal or corporate capacity (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. Please contact the listing agents below for more information and for details on the offering process.

Please note that any sale will be on strictly on an “as is, where is” basis with no representations or warranties of any nature, and will be subject to approval of the Court of King’s Bench of Alberta.

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. Interested parties will also be provided with form of offer / purchase and sale agreement acceptable to the Receiver.



Click to download
Confidentiality Agreement



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