



# Belvedere Market

Address: 55 Belvedere BV.SE

**FOR SALE:  
RETAIL CONDOMINIUMS**



**TRIFECTA**  
DEVELOPMENT CORP

[info@trifectadev.ca](mailto:info@trifectadev.ca)

# PROPERTY FEATURES

- Located at the entrance of Belvedere residential community with multiple entry points,
- Access to the site is quick and easy via Stoney Trail and 17<sup>th</sup> Ave with a controlled lighted intersection,
- Belvedere is a diverse and well-connected community with a new Calgary Transit MAX line coming soon and easy access to the airport, ring road and major highways,
- The site will service the Belvedere Community as well as the rapidly expanding Calgary – Chestermere connection,
- The Site is east of the 880,000sf East Hills Shopping Centre with potential customer draw to the Site by anchors such as Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels and Staples.
- Traffic volume of 32,000 VPD on 17<sup>th</sup> Ave and 73,000 VPD on Stoney Tr.



## Belvedere Market Commercial Centre

Belvedere Market is a fully serviced 3.78 acre site with approved C-C2 land-use designation.



**KEY PLAN**  
LEGEND:  
 ■ RESIDENTIAL  
 ■ MULTIFAMILY  
 ■ COMMERCIAL  
 ■ PARKS/OPEN SPACE/SCHOOLS/CLUBS



Current Belvedere residential construction (North of Site)



View to West from Site

1,500 Total Residential Units Full Build Out by 2026



**Belvedere Community**

- 1,500 Residential homes upon full build out
- 647 Multi-Family Residential Units adjacent to Belvedere Market
- 600 Residential units to south across 17<sup>th</sup>
- Controlled 17 Ave. intersection access

**Site Characteristics**

- Ample surface parking
- Free standing building purchase opportunity
- Commercial Retail Units from 899 sf – 28,005 sf
- General Retail Uses

- Restaurants / Pub with rooftop patio
- Rooftop Greenhouse
- Grocery Store
- Medical
- Dental
- Diagnostic
- Optometry
- Chiropractic
- Physiotherapy
- Veterinary
- Pet Store
- Liquor
- Cannabis
- Quick Food
- Hair Salon
- Spa
- Financial
- Insurance
- Boutique
- ETC.....



**belvederemarket.ca**

Complex with boutiques & shops and medical as well as diverse eateries

# COMMERCIAL RETAIL UNITS

(Uses may include:)

**BUILDING ONE** - 28,567 SF

(Grocery, Dollar Store, Medical, Gym, Dental, Veterinary, Diagnostic)

9,449 SF (Greenhouse Lobby + Stairs)

**BUILDING TWO** – 8,925 SF

(Restaurants)

**BUILDING THREE** - 5,968 SF

(Daycare, Mix of Retail)

**BUILDING FOUR** - 4,927 SF

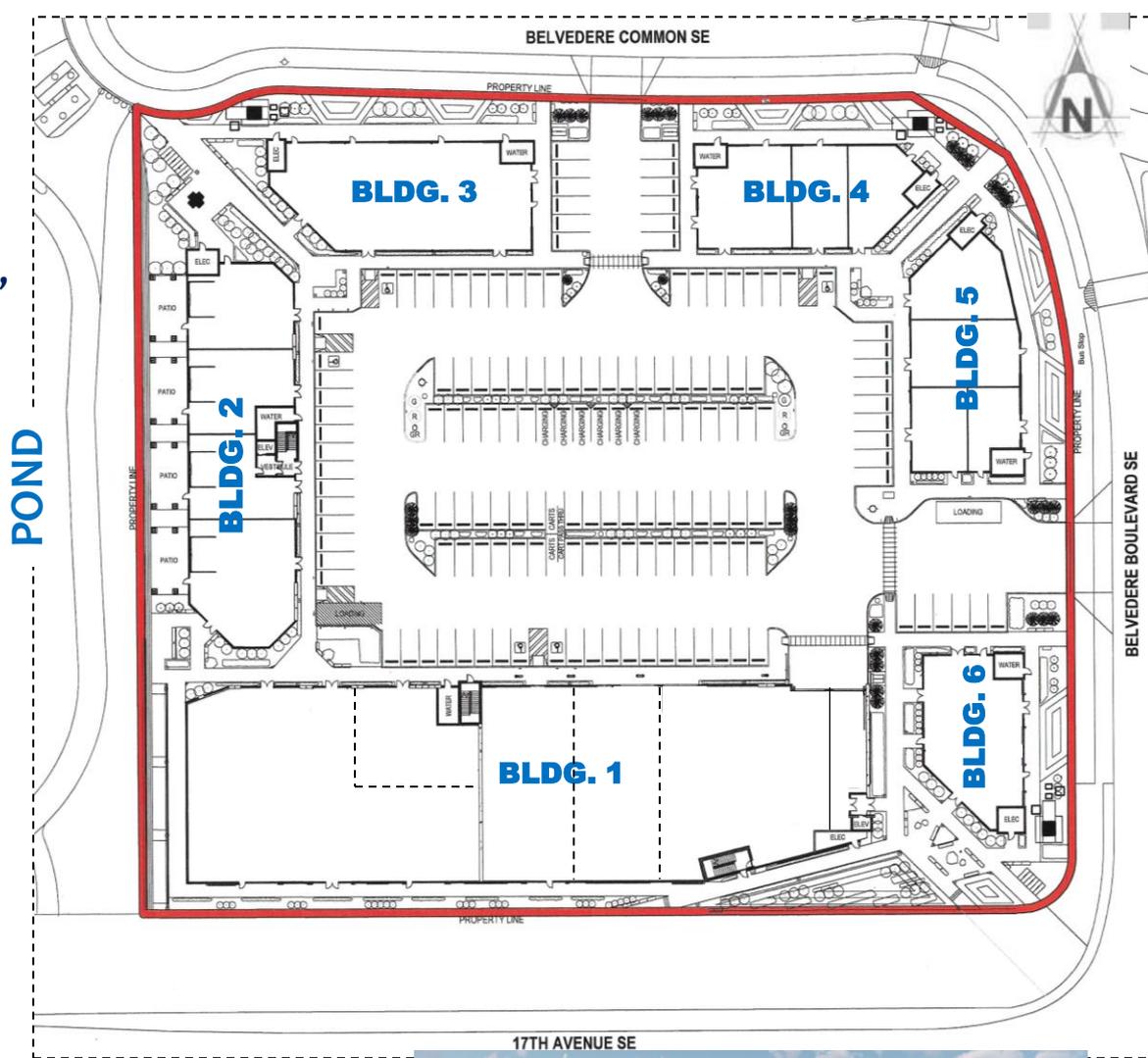
(Mix of Retail)

**BUILDING FIVE** - 5,467 SF

(Mix of Retail)

**BUILDING SIX** - 3,461 SF

(Financial - High Exposure)

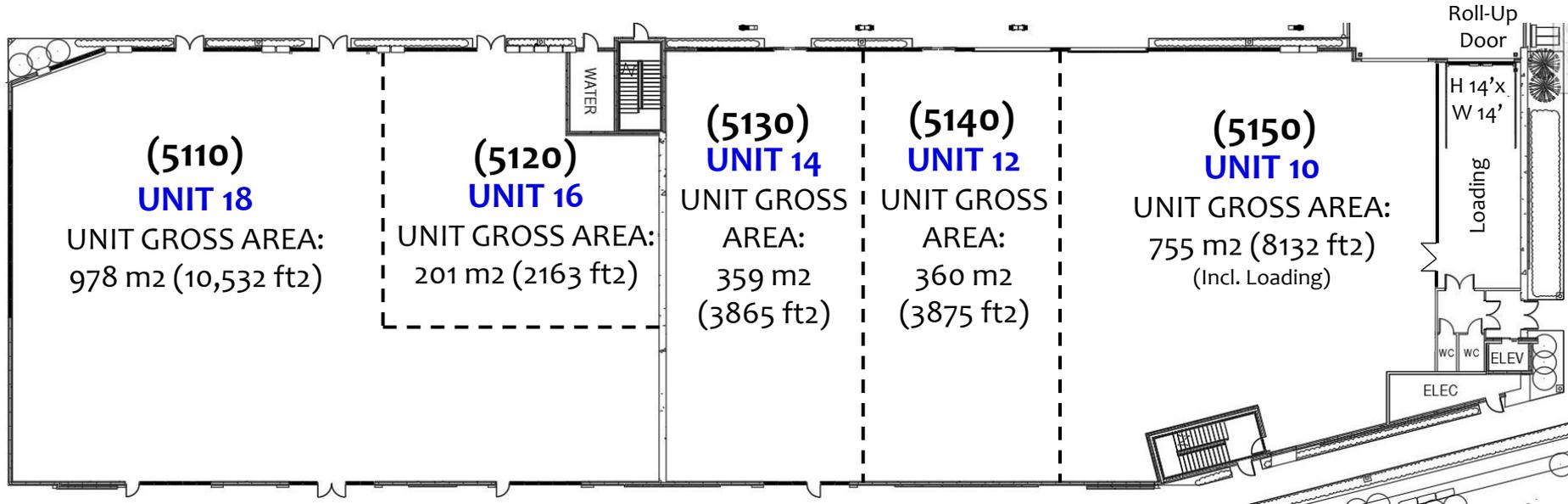


Belvedere Market  
EST. TOTAL 57,381 Square feet





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NOTE:  
9,000 SF Greenhouse on Roof

17 Ave. SE



**Belvedere Market**  
Building 1 – Grocery & Medical

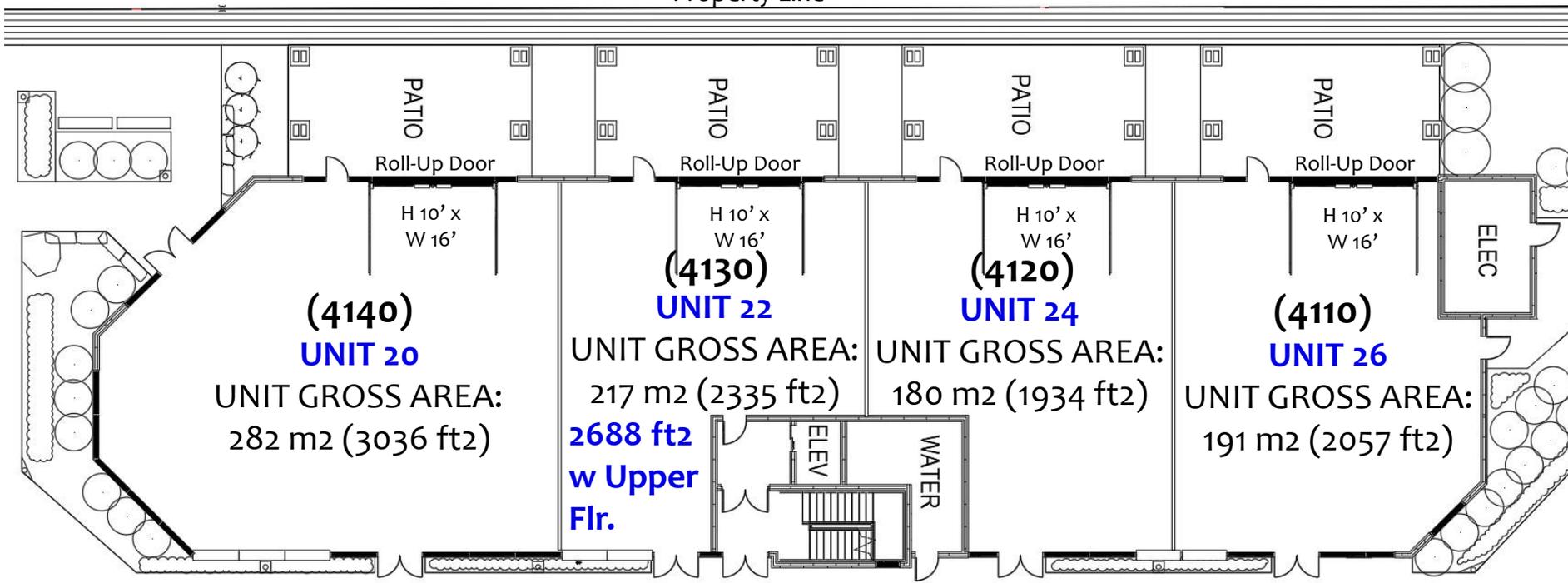
NOTE:  
Potential For 2,450 SF Rooftop Patio

# POND



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Property Line



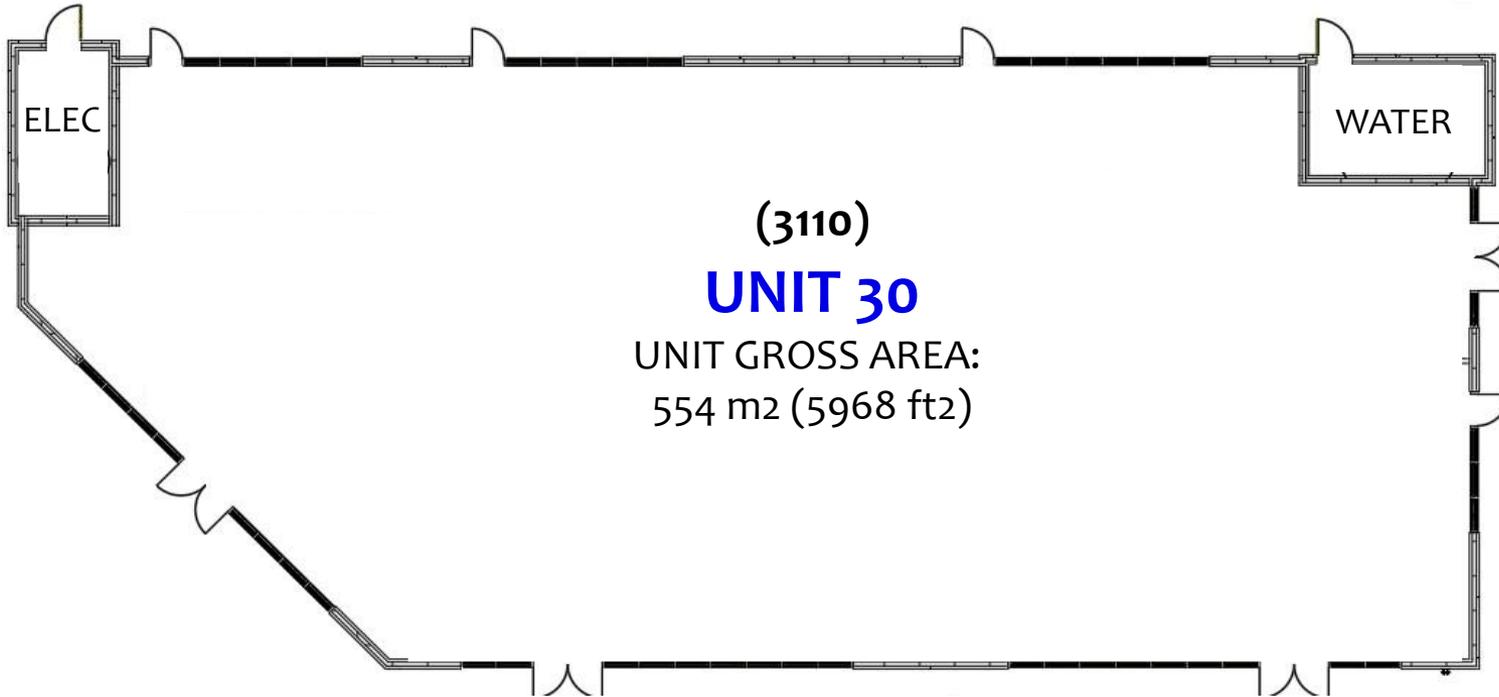
Belvedere Market  
Building 2 - Restaurants





## BELVEDERE COMMON SE

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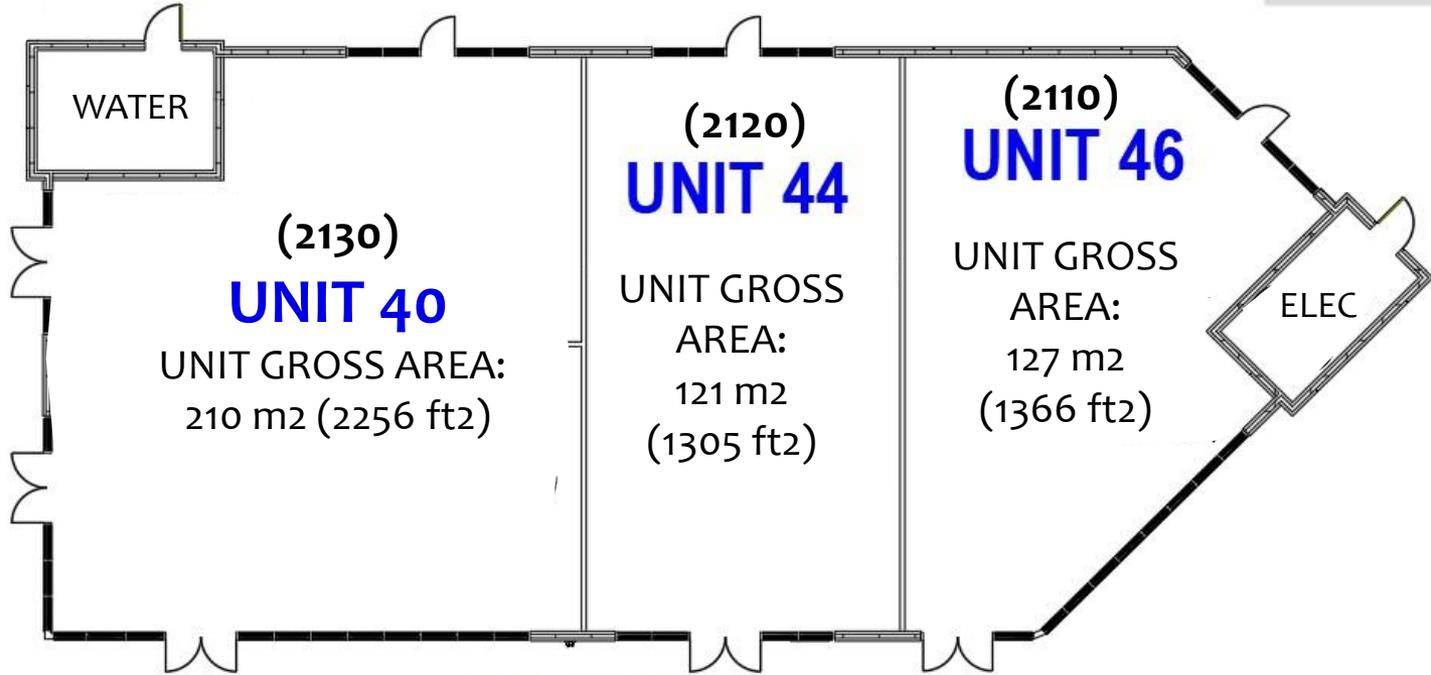
# Belvedere Market

Building 3 - Retail



## BELVEDERE COMMON SE

Address: (xxxx) 55 Belvedere BV.SE



BELVEDERE BLVD. SE

Belvedere Market  
Building 4 - Retail

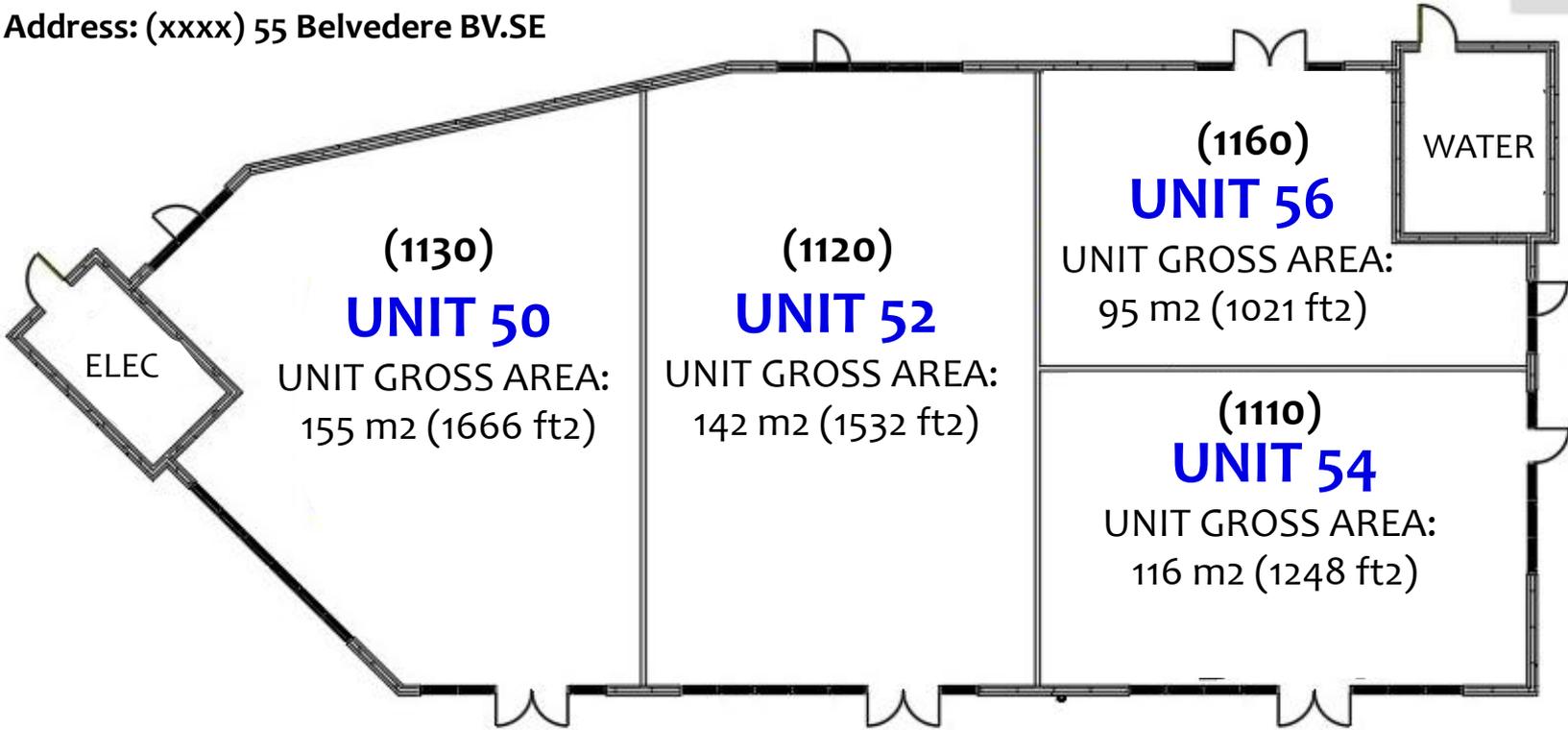




BELVEDERE BLVD. SE

Address: (xxxx) 55 Belvedere BV.SE

BELVEDERE COMMON SE

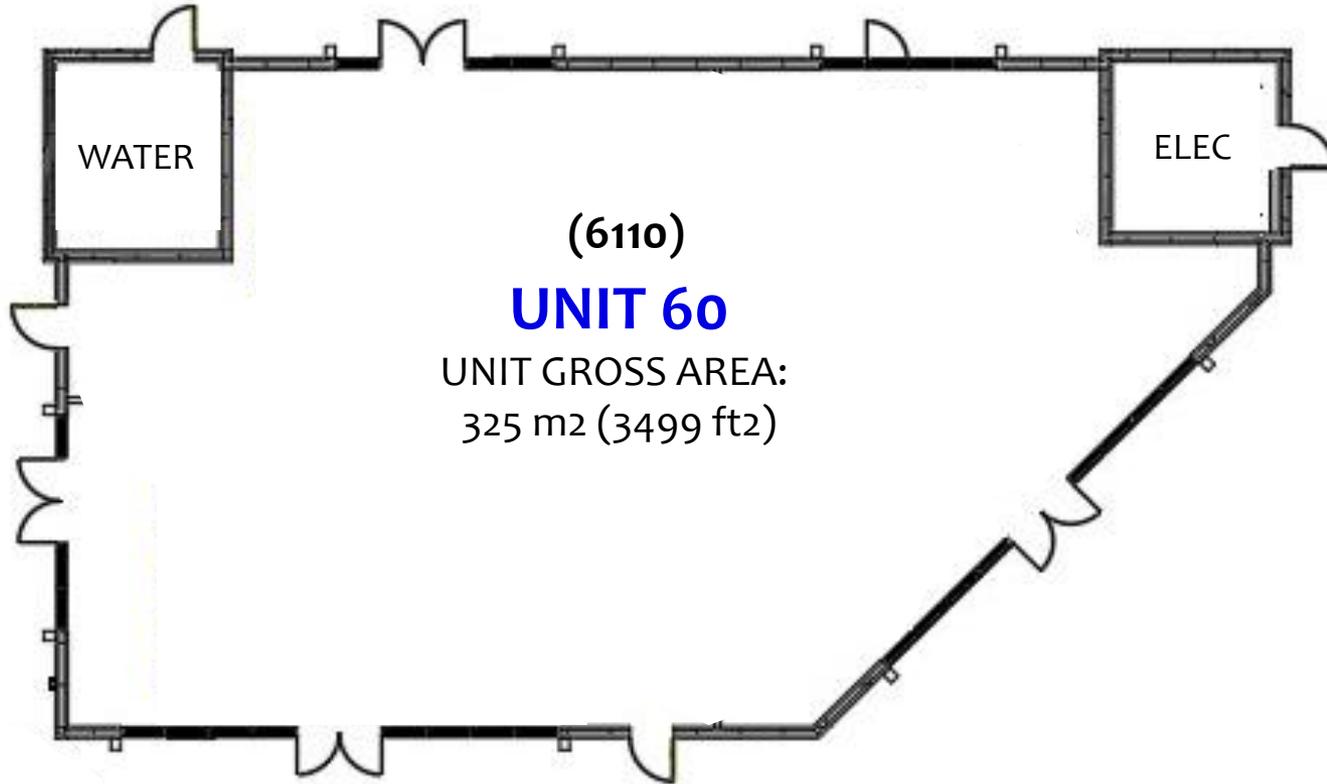


# Belvedere Market

Building 5 - Retail

BELVEDERE BLVD. SE

Address: (xxxx) 55 Belvedere BV.SE



17 Ave. SE

Belvedere Market  
Building 6 - Retail





Outdoor Patio

# Belvedere Market

BUILDING 2 – Restaurant Spaces

Rooftop Patio

# FOR SALE

# RETAIL CONDOMINIUMS

- |                      |                   |
|----------------------|-------------------|
| Bldg.1 – 28567 SF    | Bldg.4 – 4954 SF  |
| Unit 10 – 8132 sf    | Unit 40 – 2256 sf |
| Unit 12 – 3875 sf    | Unit 44 – 1305 sf |
| Unit 14 – 3865 sf    | Unit 46 – 1366 sf |
| Unit 16 – 2163 sf    |                   |
| Unit 18 – 10,532 sf  |                   |
| Greenhouse – 9449 sf |                   |
| <b>Leased</b>        |                   |
| Bldg.2 – 8925 SF     | Bldg.5 – 5518 SF  |
| Unit 20 – 3036 sf    | Unit 50 – 1666 sf |
| Unit 22 – 2688 sf    | Unit 52 – 1532 sf |
| Unit 24 – 1934 sf    | Unit 54 – 1248 sf |
| Unit 26 – 2057 sf    | Unit 56 – 1021 sf |
| <b>Sold</b>          |                   |
| Bldg.3 – 5968 SF     | Bldg.6 – 3461 SF  |
| Unit 30 – 5968 sf    | Unit 60 – 3461 sf |
| <b>Sold</b>          |                   |



**Pricing:**

**Starting at \$695 psf**

**Property Taxes:**

**Estimated \$8.50 psf**

**Condo Fee (CAM): Estimated \$5.93 psf**

**Belvedere Market**

Commercial Centre

