

**FOR SALE:
RETAIL CONDOMINIUMS**

Belvedere Market



TRIFECTA
DEVELOPMENT CORP

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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 17th 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 17th 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.

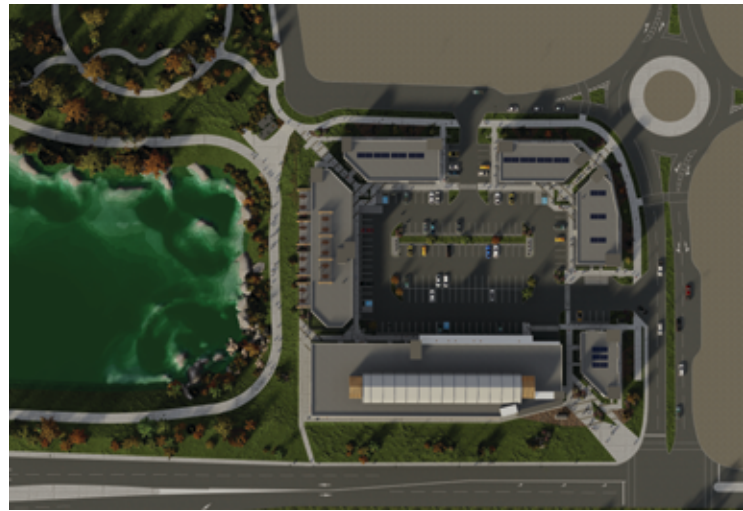


Current Belvedere residential construction (North of Site)



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 17th
- 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 - 28,005 SF

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

9,449 SF (Greenhouse Lobby + Stairs)

BUILDING TWO – 8,968 SF

(Restaurants)

BUILDING THREE - 5,958 SF

(Daycare, Mix of Retail)

BUILDING FOUR - 4,954 SF

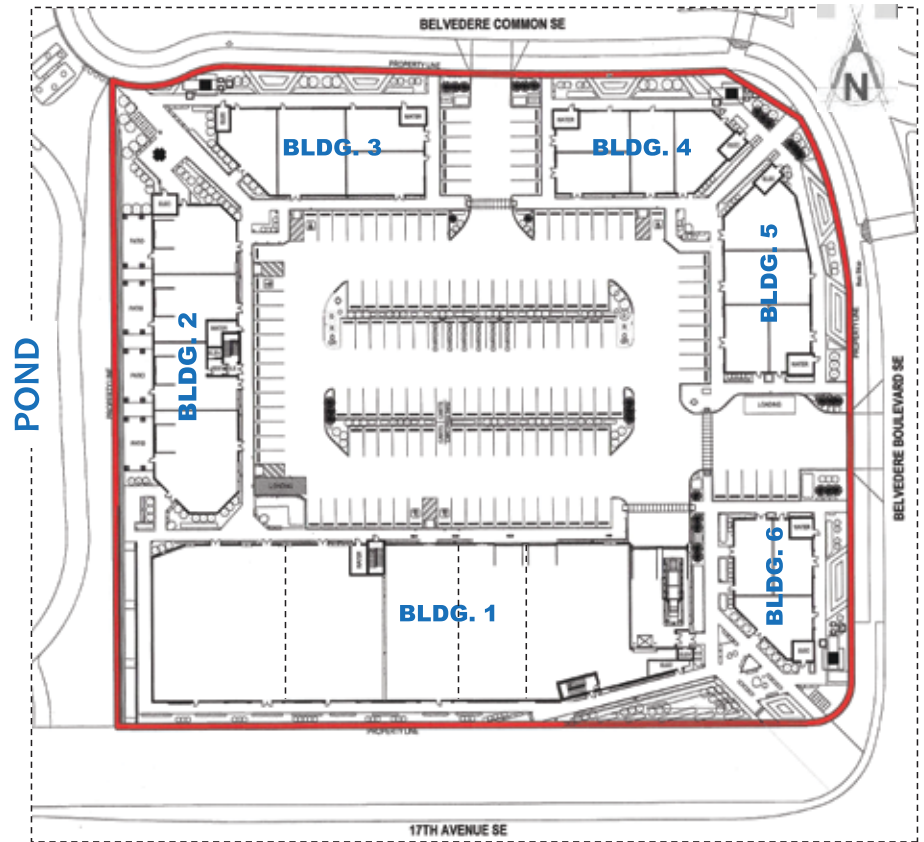
(Mix of Retail)

BUILDING FIVE - 5,518 SF

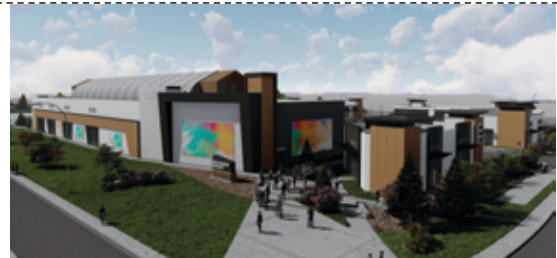
(Mix of Retail)

BUILDING SIX - 3,499 SF

(Financial - High Exposure)



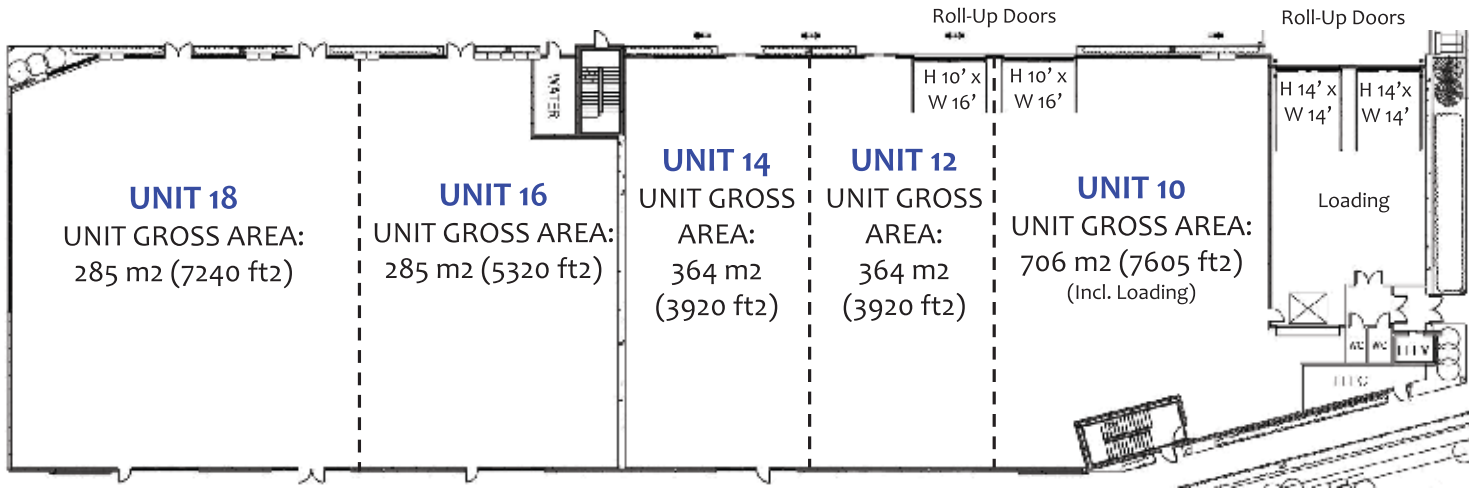
Belvedere Market
EST. TOTAL 57,521 Square feet





UNIT GROSS AREA:
1167 m2 (12,560 ft2)

UNIT GROSS AREA:
1435 m2 (15,445 ft2)



NOTE:
9,000 SF Greenhouse on Roof

17 Ave. SE



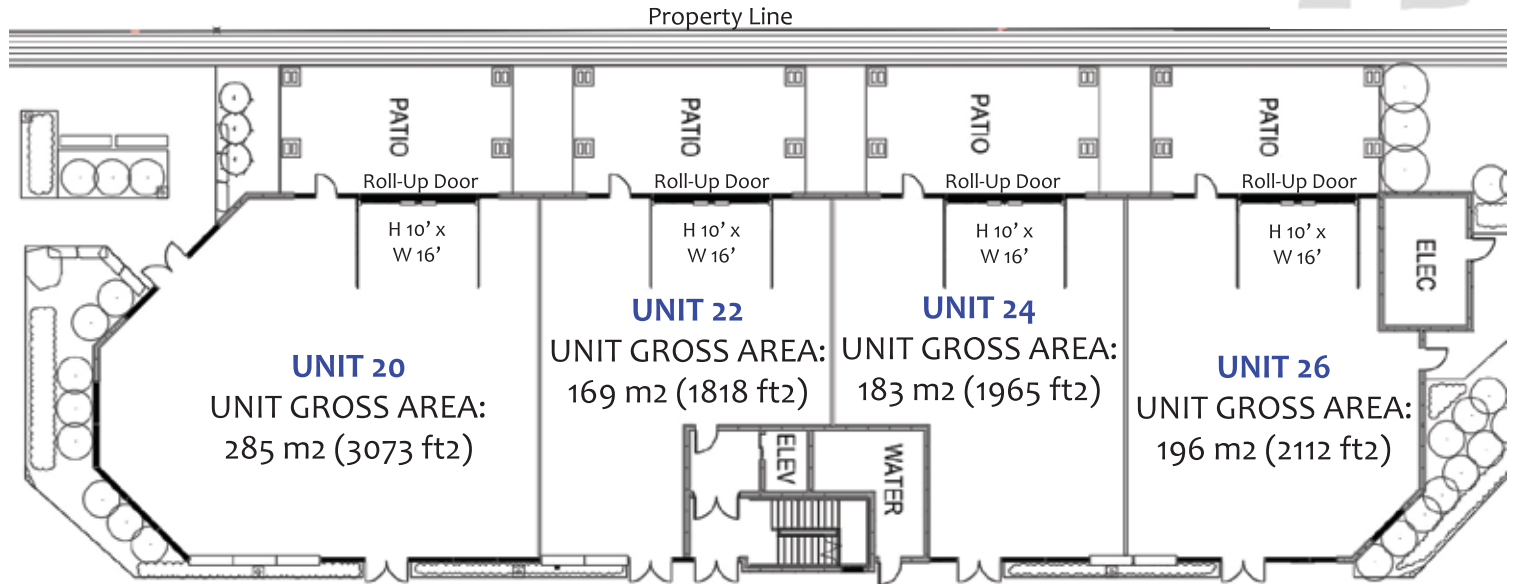
Belvedere Market

Building 1 – Grocery & Medical

NOTE:

Potential For 2,450 SF Rooftop Patio

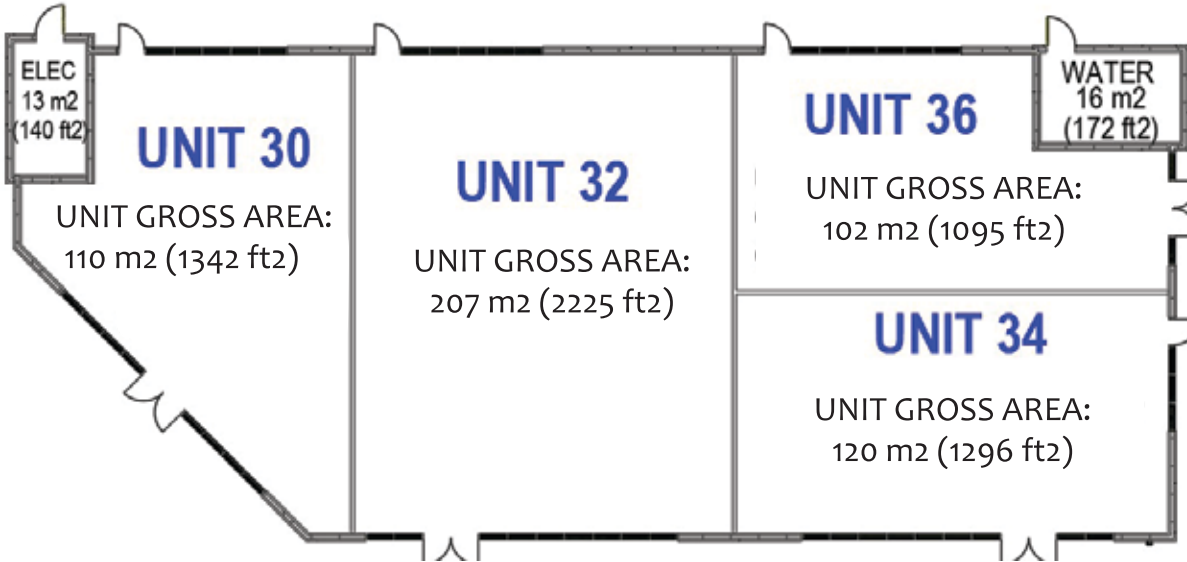
POND



Belvedere Market
Building 2 - Restaurants



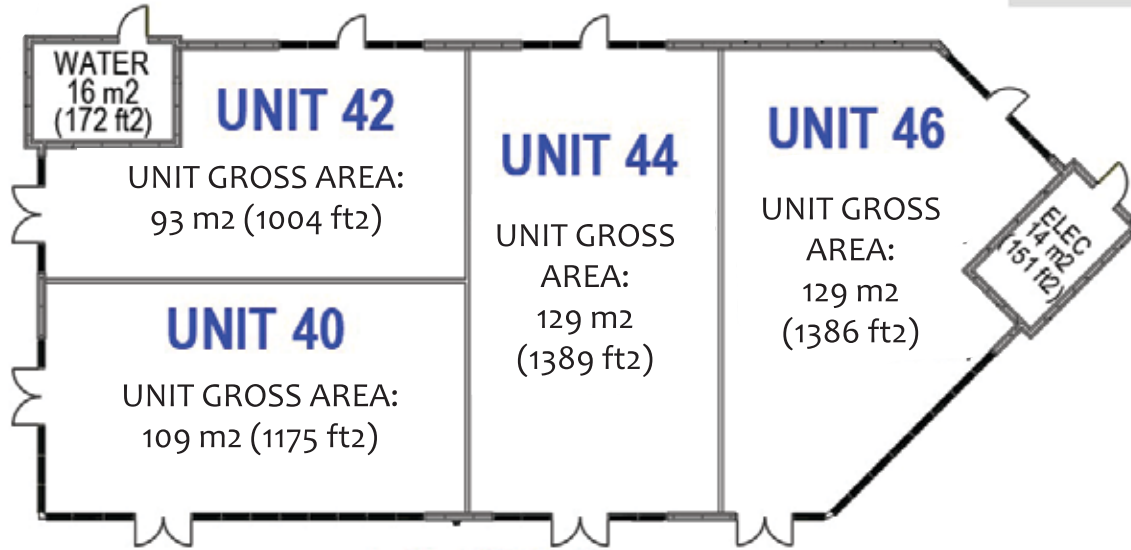
BELVEDERE COMMON SE



Belvedere Market

Building 3 - Retail

BELVEDERE COMMON SE



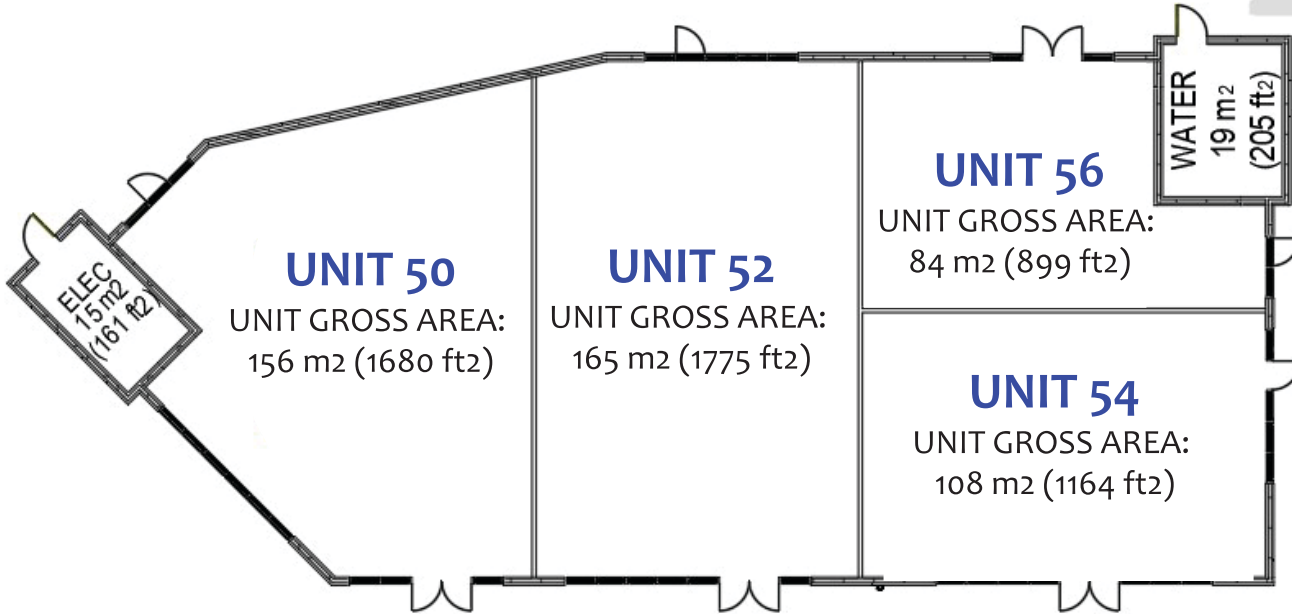
BELVEDERE BLVD. SE

Belvedere Market
Building 4 - Retail



BELVEDERE COMMON SE

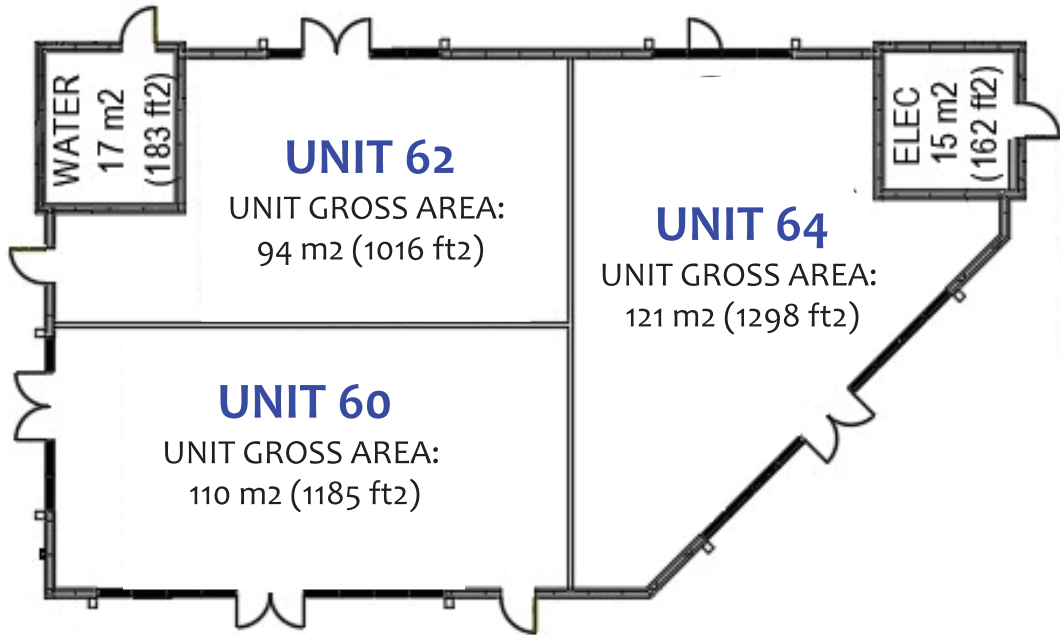
BELVEDERE BLVD. SE



Belvedere Market

Building 5 - Retail

BELVEDERE BLVD. SE



17 Ave. SE

Belvedere Market
Building 6 - Retail





Rooftop Patio



Outdoor Patio

Belvedere Market

BUILDING 2 – Restaurant Spaces

FOR SALE

Bldg.1 – 28005 SF

Unit 10 – 7605 sf
Unit 12 – 3920 sf
Unit 14 – 3920 sf
Unit 16 – 5320 sf
Unit 18 – 7420 sf
Greenhouse – 9449 sf

Bldg.2 – 8968 SF

Unit 20 – 3073 sf
Unit 22 – 1818 sf
Unit 24 – 1965 sf
Unit 26 – 2112 sf

Bldg.3 – 5958 SF

Unit 30 – 1342 sf
Unit 32 – 2225 sf
Unit 34 – 1296 sf
Unit 36 – 1095 sf

Bldg.4 – 4954 SF

Unit 40 – 1175 sf
Unit 42 – 1004 sf
Unit 44 – 1389 sf
Unit 46 – 1386 sf

Bldg.5 – 5518 SF

Unit 50 – 1680 sf
Unit 52 – 1775 sf
Unit 54 – 1164 sf
Unit 56 – 899 sf

Bldg.6 – 3499 SF

Unit 60 – 1185 sf
Unit 62 – 1016 sf
Unit 64 – 1298 sf

RETAIL CONDOMINIUMS



Pricing:

Starting at \$600 psf

Property Taxes:

Estimated \$8.50 psf

Condo Fee (CAM):

Estimated \$5.93 psf

Belvedere Market

Commercial Centre

