



Belvedere Market

GREENHOUSE SPACE



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.

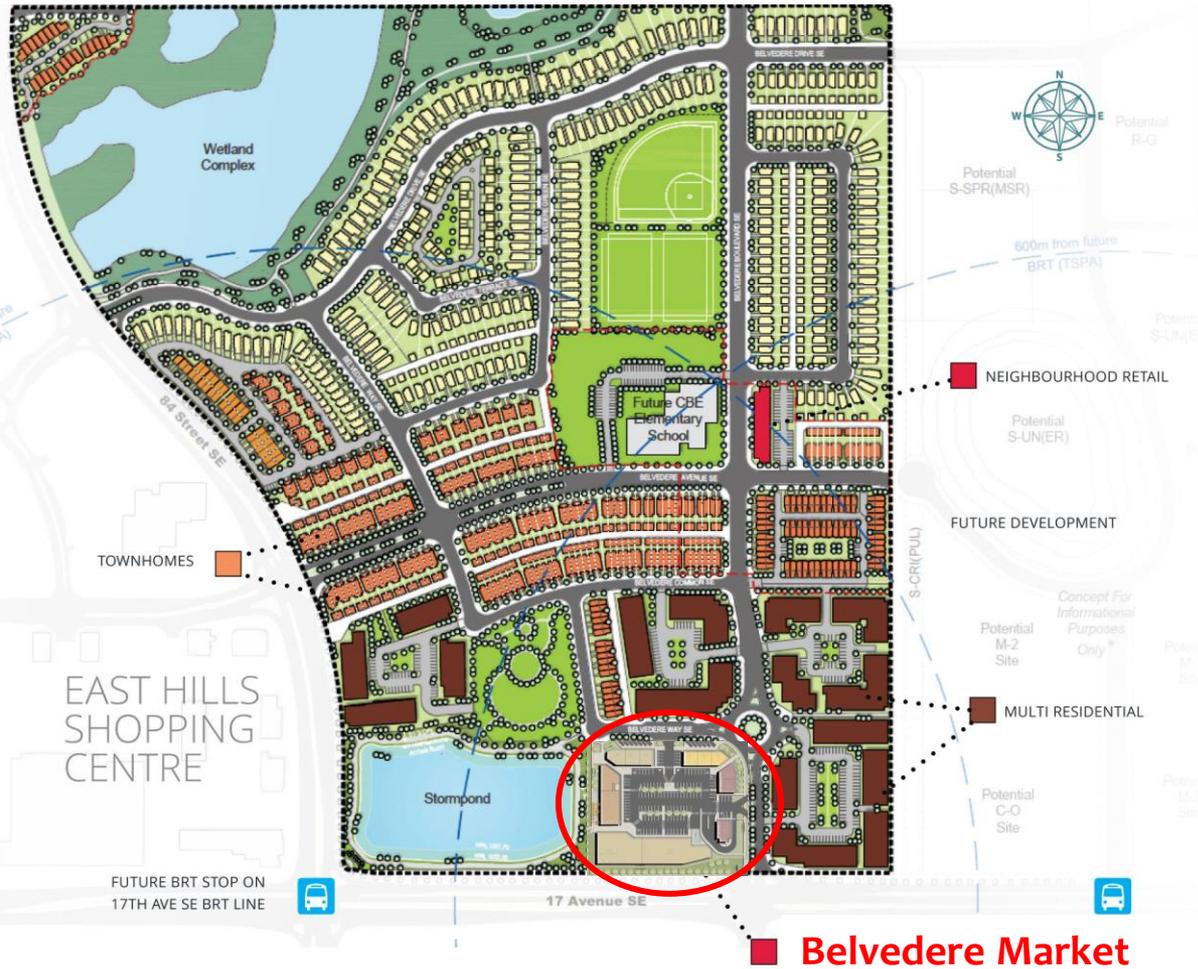


Current Belvedere residential construction (North of Site)



View to West from Site

1,500 Total Residential Units Full Build Out by 2026



Site Characteristics

- Ample surface parking stalls
- Free standing building purchase opportunity
- Commercial Retail Units from 899 sf
- Daycare opportunity
- Medical opportunities
- Second floor mezzanine opportunities
- Restaurant / Pub opportunity with rooftop patio
- Greenhouse above Building One
- 647 Multi-Family Residential Units adjacent to Belvedere Market



belvederemarket.ca

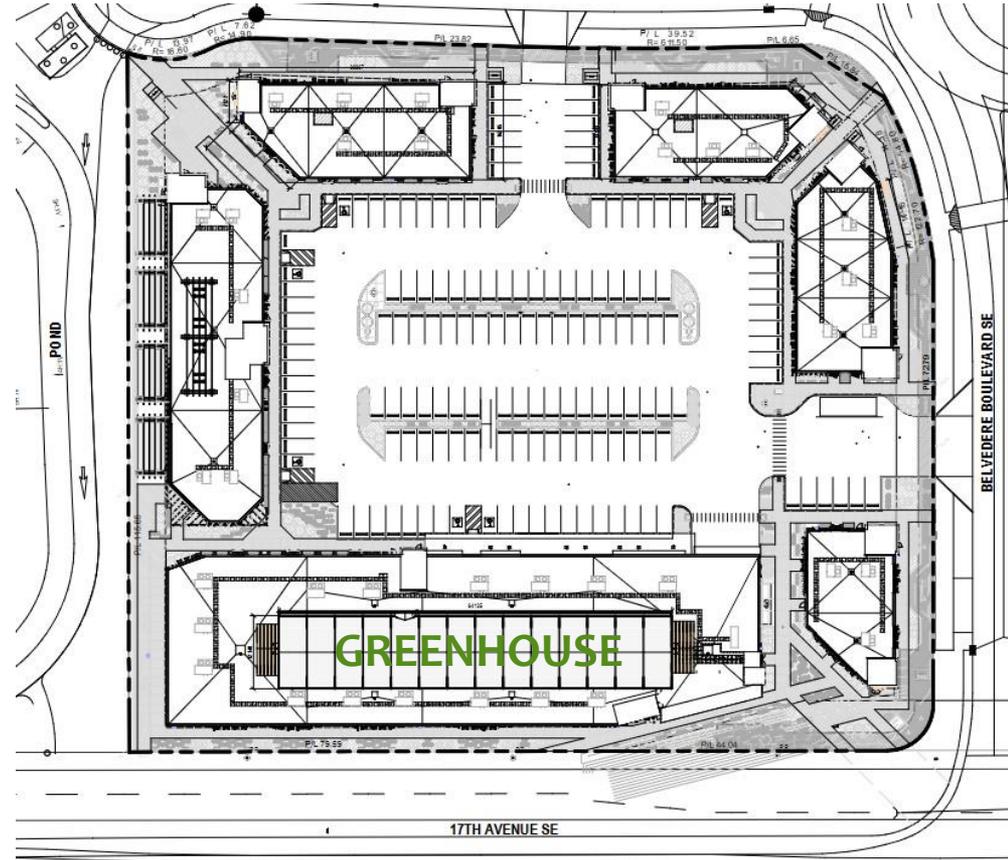
Complex with boutiques & shops and medical as well as diverse eateries

GREENHOUSE STRUCTURE - OPTION TO PURCHASE

Greenhouse Area 8,400 SF

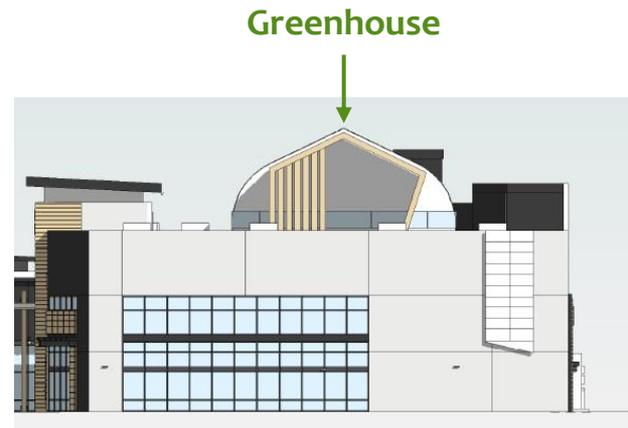
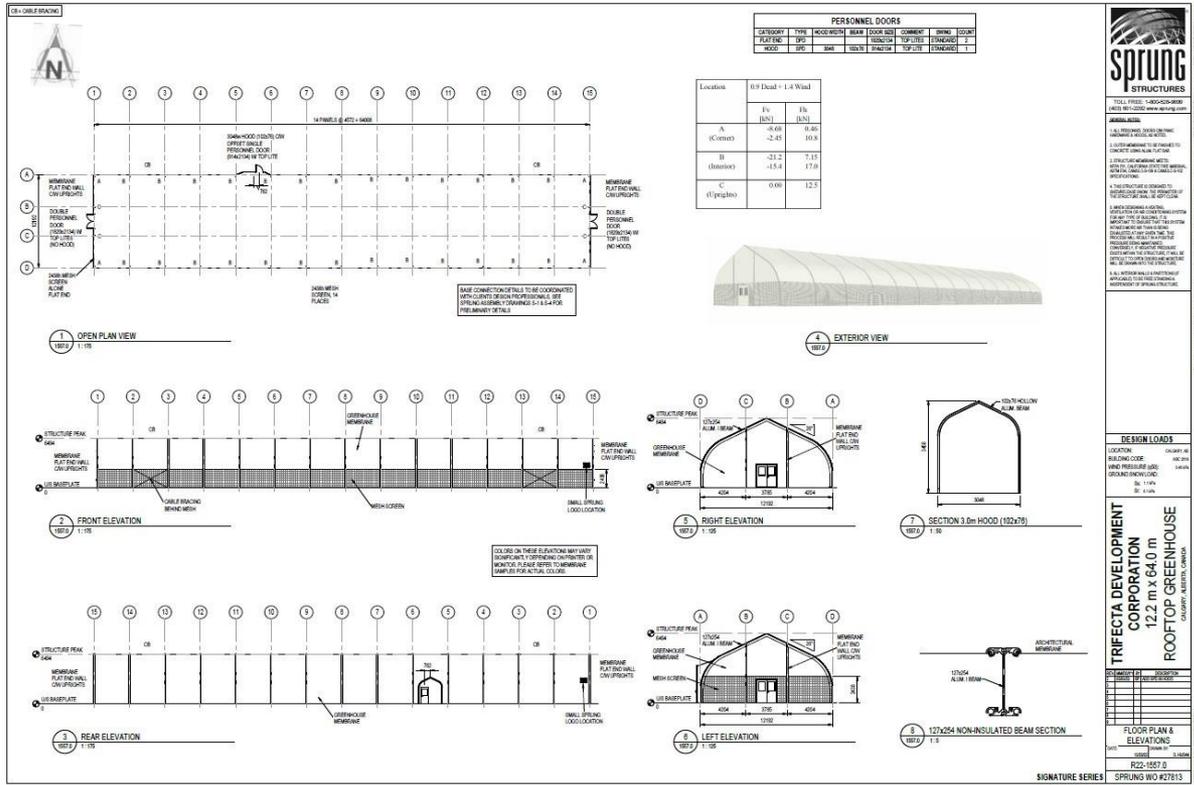
Greenhouse Lobby, Washrooms + Stairs 849 SF

TOTAL 9,449 SF



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West Elevation



South Elevation
 (Adjacent to 17th Ave. S.E)

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