17th Avenue SE

Belvedere Boulevard SE

Belvedere Market

GREENHOUSE SPACE & GROCERY STORE
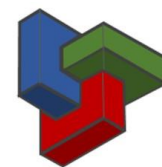
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DEVELOPMENT CORP

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TRANSCANADA HWY

Calgary

STONEY TRAIL

East Hills Shopping Centre

★ BELVEDERE MARKET

17 AVE.

Chestermere

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.

COSTCO WHOLESALE   Walmart   CINEPLEX
Marshalls   PETSMART for the love of pets   Michaels   STAPLES

Belvedere Market
Commercial Centre

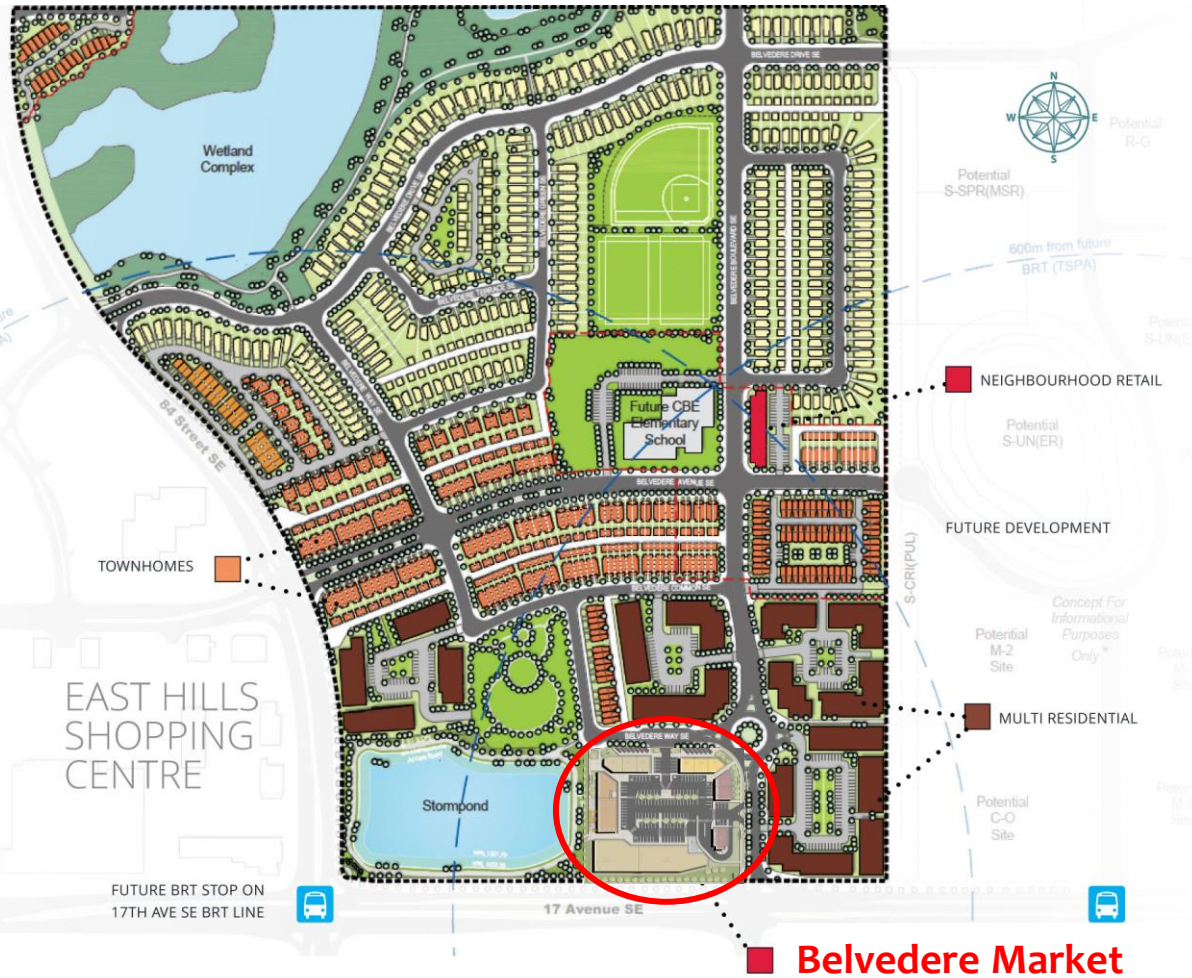Belvedere Market is a fully serviced 3.78 acre site with approved C-C2 land-use designation.

Current Belvedere residential construction (North of Site)

View to West from Site

1,500 Total Residential Units Full Build Out by 2026

Belvedere Market

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

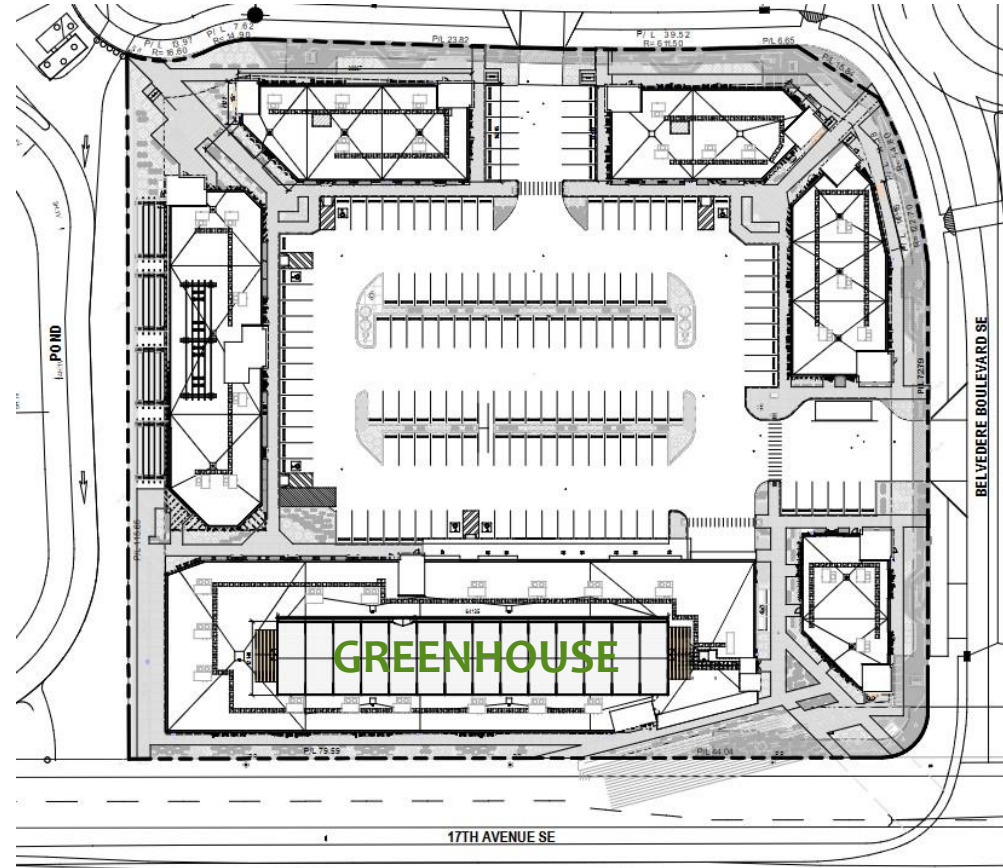Complex with boutiques & shops and medical as well as diverse eateries

GREENHOUSE STRUCTURE - OPTION TO PURCHASE

Greenhouse Area 8,400 SF

Greenhouse Lobby. Washrooms + Stairs 849 SF
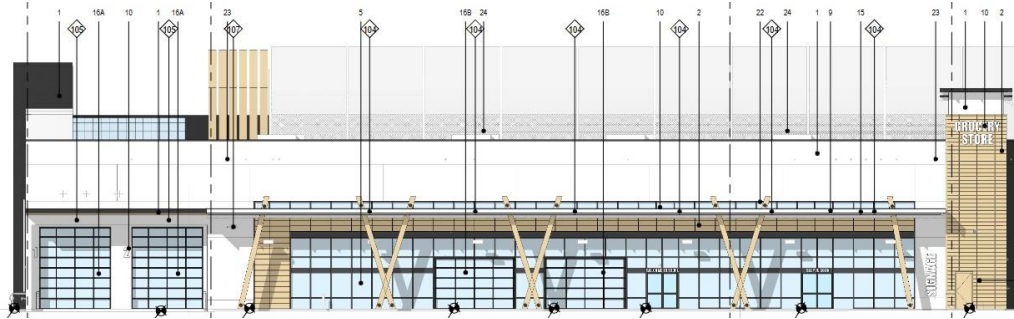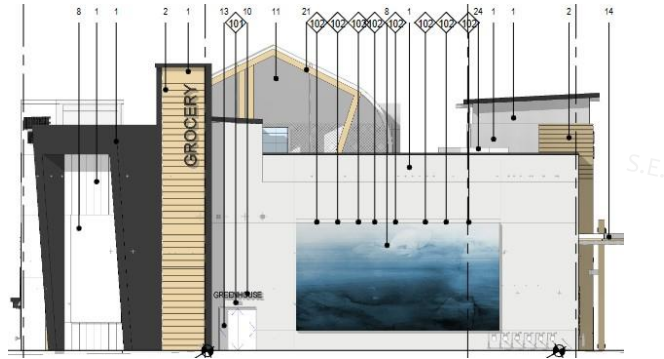
TOTAL 9,449 SF

GREENHOUSE

Belvedere Market
GREENHOUSE

West Elevation

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

Belvedere Market
GREENHOUSE

GROCERY STORE

15,445 SF

600V 3 phase 800 amp electrical service

NORTH ELEVATION

Access to Greenhouse

EAST ELEVATION

GARBAGE

LOADING

Scissor Lift
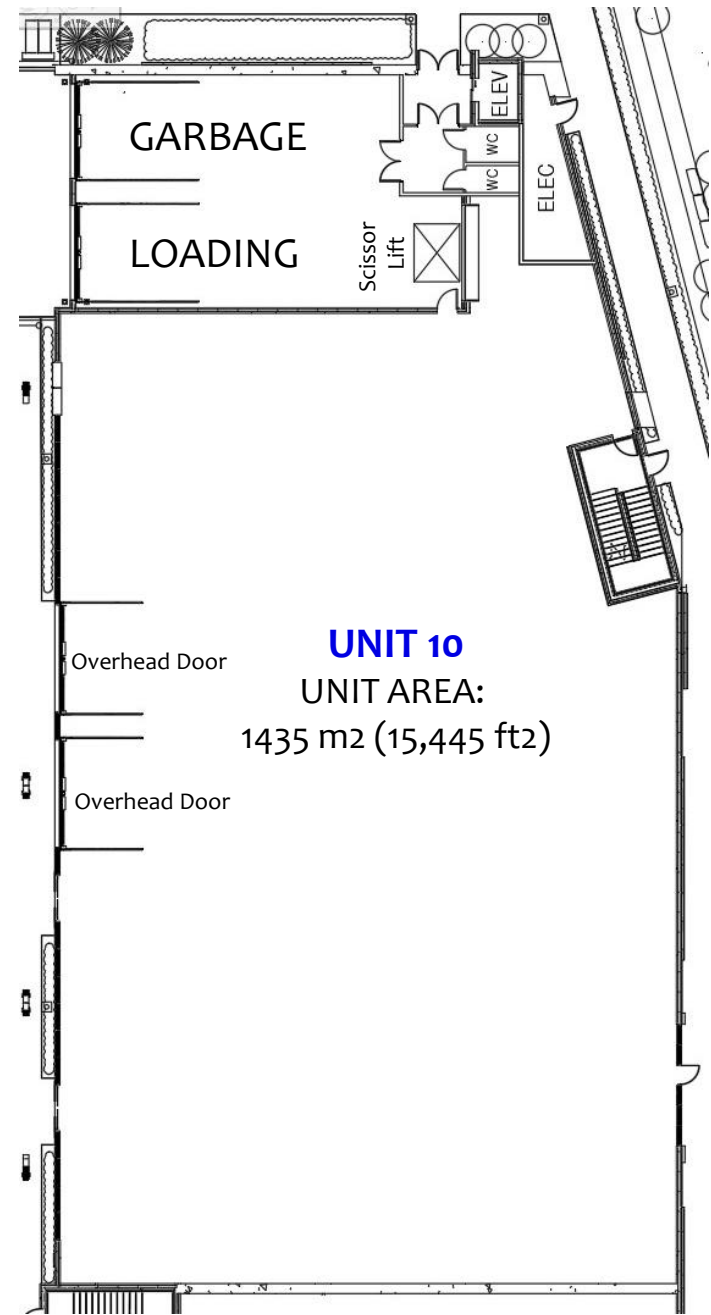
UNIT 10
UNIT AREA:
1435 m2 (15,445 ft2)

Overhead Door

Overhead Door

Belvedere Market
GROCERY STORE

144'-8"

35'-10"

92'-6"

28'-0"

Greenhouse

Grocery

Building Section – View North

Belvedere Market
GROCERY STORE

GREENHOUSE VEGETABLES

Fresh herbs

Belvedere Market
GREENHOUSE / GROCERY STORE

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