



Belvedere Market

RETAIL CONDOMINIUM SALES



TRIFECTA
DEVELOPMENT CORP



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.

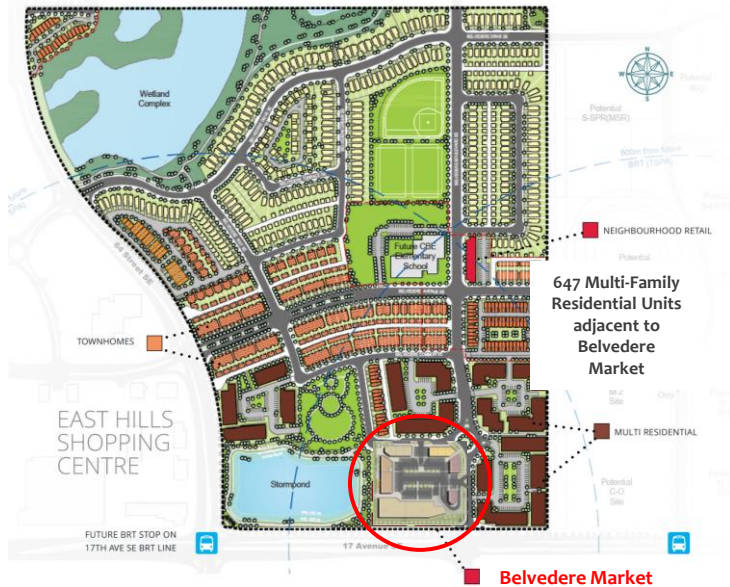


Current Belvedere residential construction (North of Site)



View to West from Site

1,500 Total Residential Units Full Build Out by 2026



Belvedere Community

- 1,500 Total Residential Units Full Build Out by 2026
- 647 Multi-Family Residential Units adjacent to 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



Belvedere Market

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

COMMERCIAL RETAIL UNITS

BUILDING ONE

28,005 SF (Uses: Supermarket, Medical)

9,449 SF (Greenhouse Lobby + Stairs)

BUILDING TWO

8,968 SF (Uses: Restaurants)

BUILDING THREE

5,958 SF (Potential Uses: Daycare, Retail)

BUILDING FOUR

4,954 SF (Potential Uses: Retail)

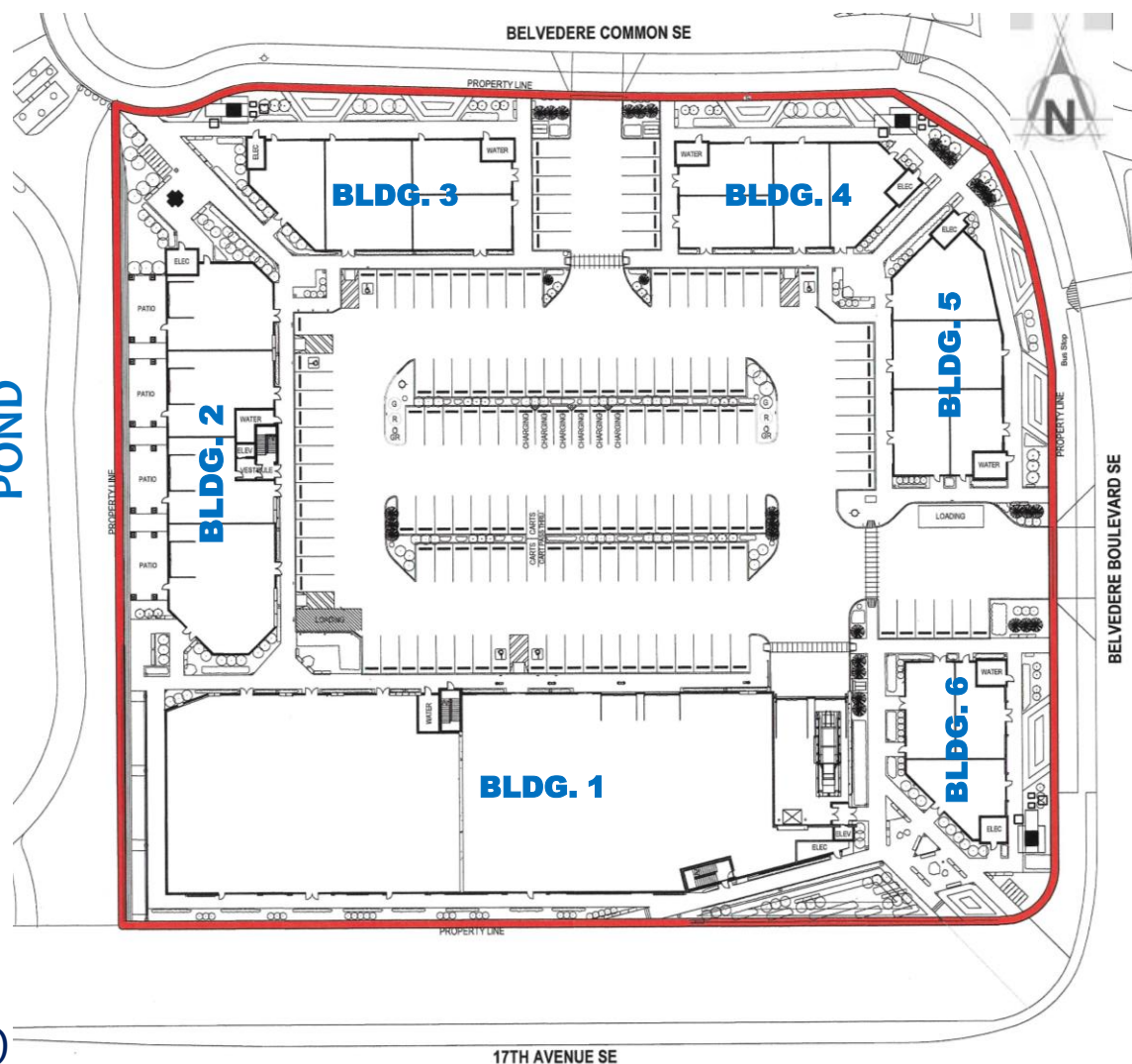
BUILDING FIVE

5,518 SF (Potential Uses: Medical Lab, Retail)

BUILDING SIX

3,499 SF (Potential Uses: Liquor Store, Retail)

POND

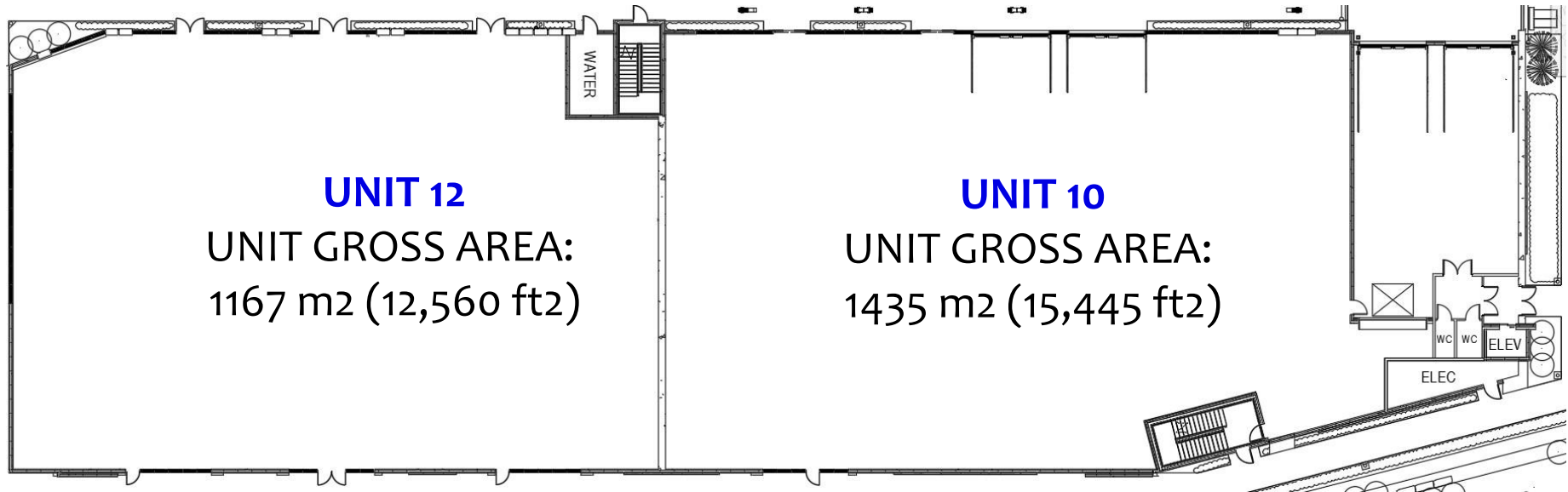


Belvedere Market
EST. TOTAL 57,512 Square feet





NOTE:
9,000 SF Greenhouse on Roof



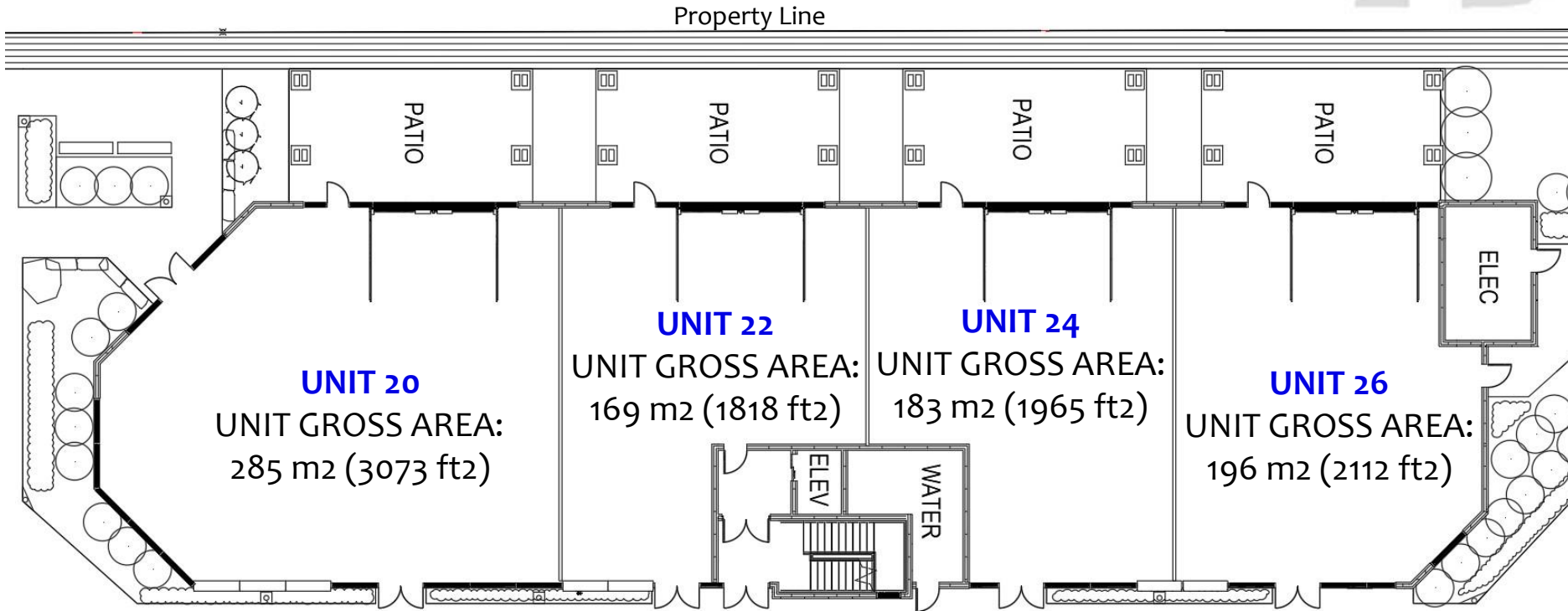
17 Ave. SE



Belvedere Market
Building 1 – Grocery & Medical

NOTE:
2,450 SF Rooftop Patio

POND

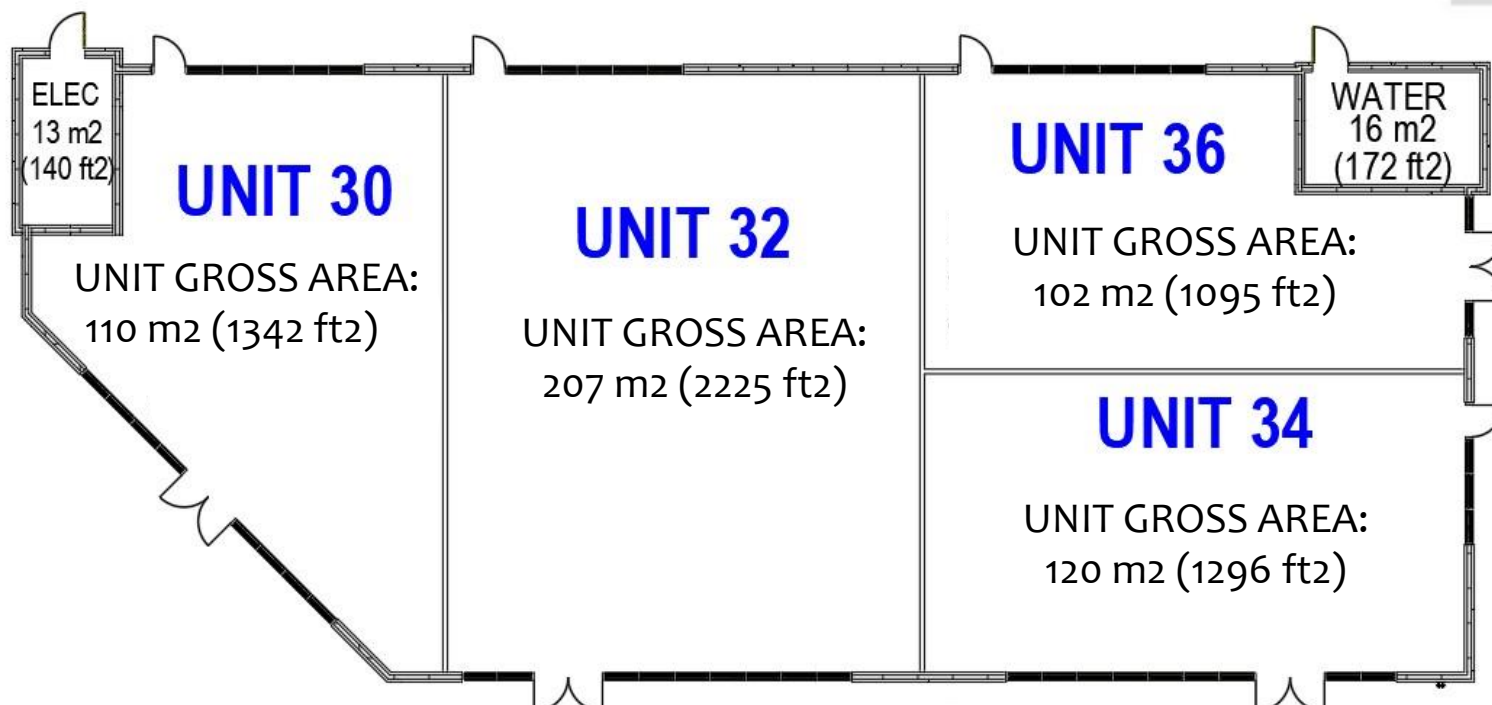


Belvedere Market Building 2 - Restaurants





BELVEDERE COMMON SE

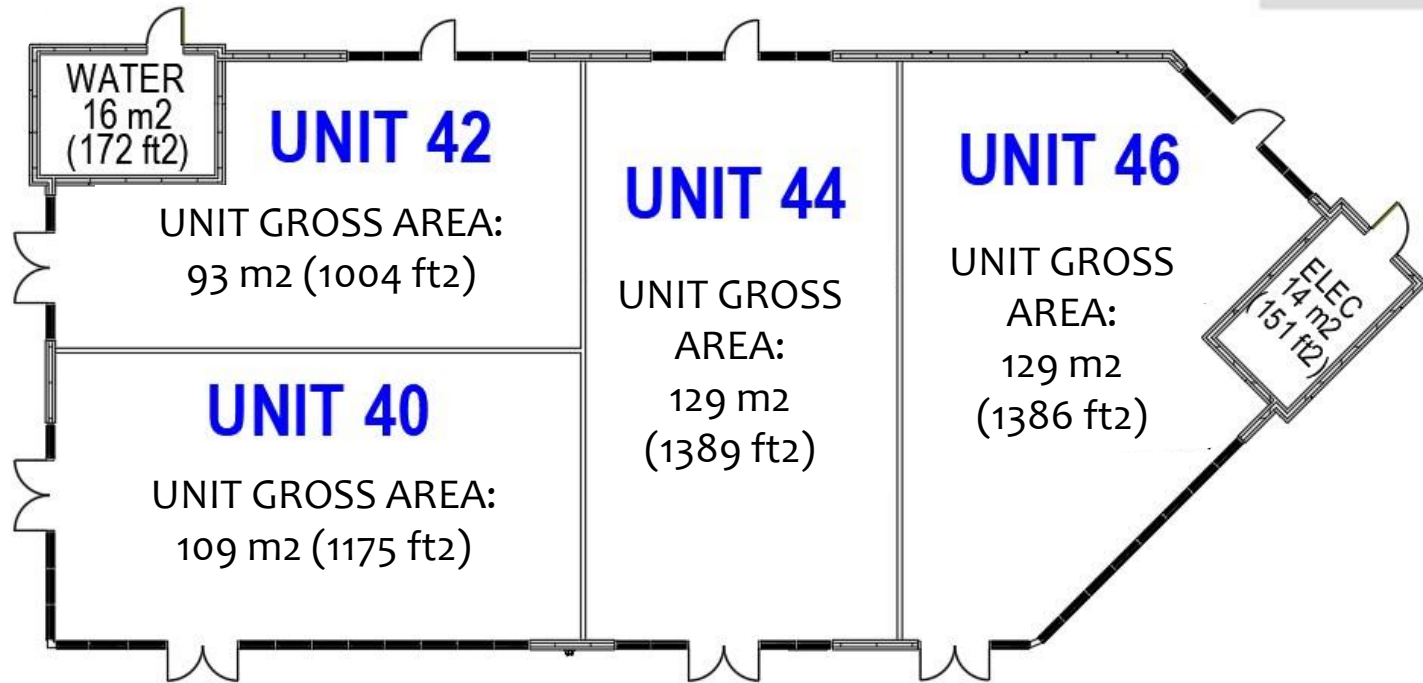


Belvedere Market

Building 3 - Retail



BELVEDERE COMMON SE



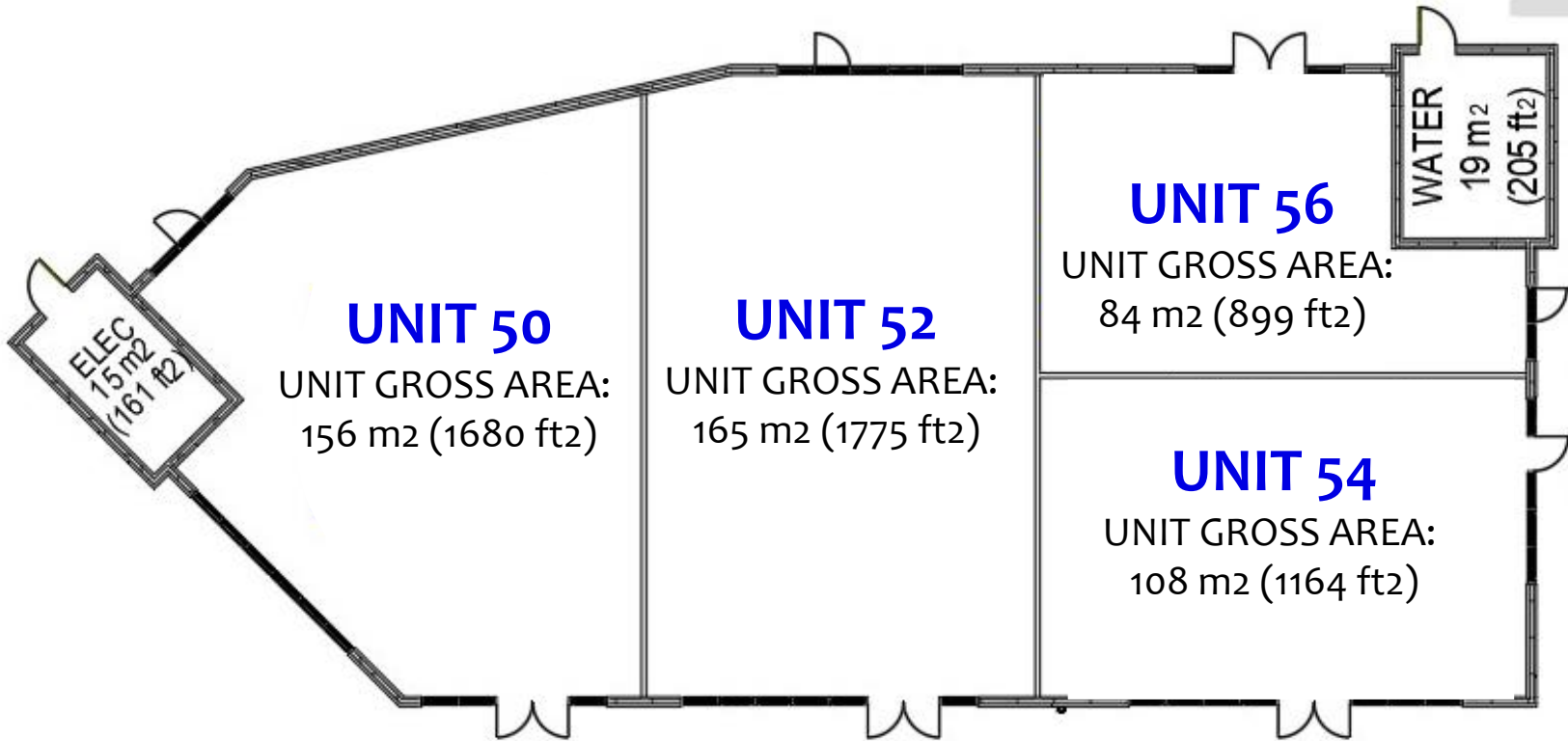
BELVEDERE BLVD. SE

Belvedere Market Building 4 - Retail



BELVEDERE COMMON SE

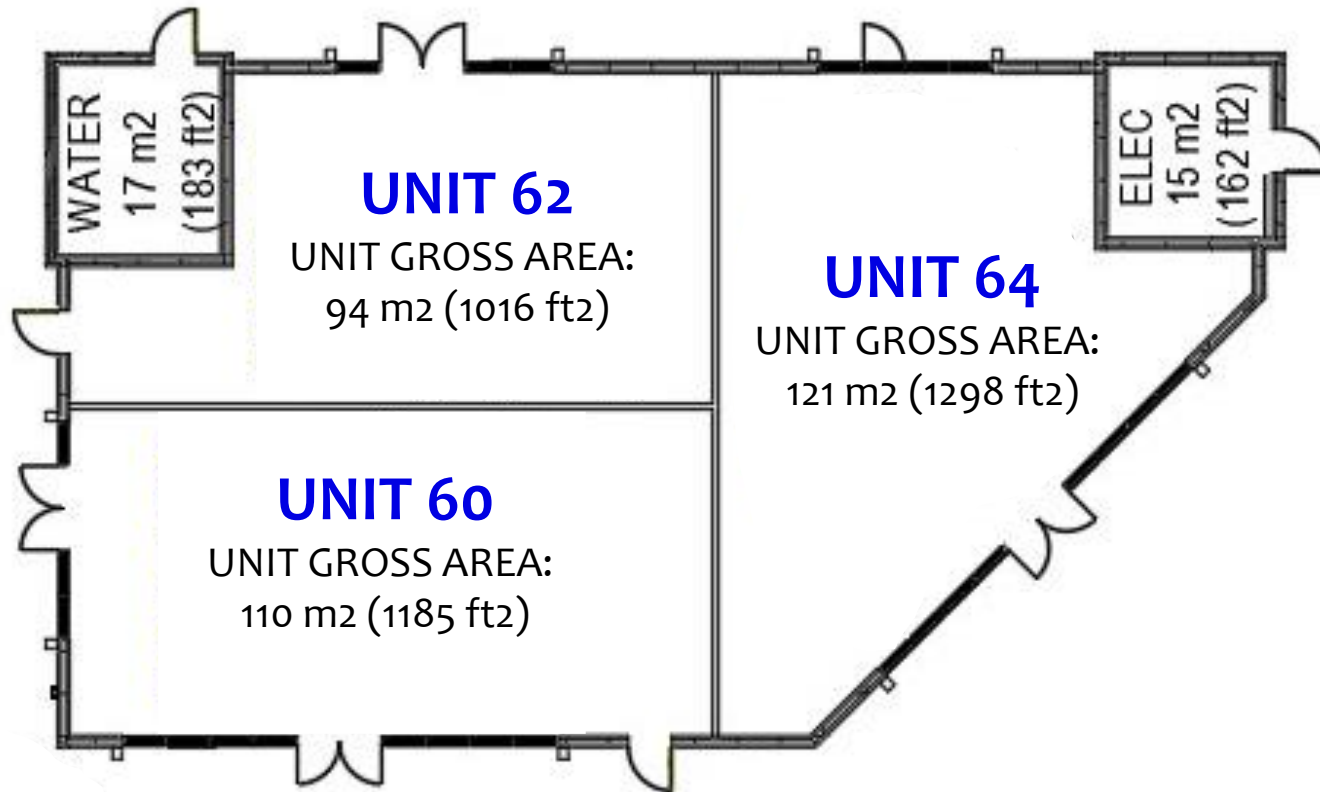
BELVEDERE BLVD. SE



Belvedere Market

Building 5 - Retail

BELVEDERE BLVD. SE



17 Ave. SE

Belvedere Market Building 6 - Retail





Outdoor Patio

Rooftop Patio

Belvedere Market

BUILDING 2 – Restaurant Spaces

FOR SALE

Bldg.1

Unit 10 – 15445 sf
Unit 12 – 12560 sf
Greenhouse – 9449 sf

Bldg.2

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

Bldg.3

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

Bldg.4

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

Bldg.5

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

Bldg.6

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

Pricing:

Starting at \$600 psf

Property Taxes:

Estimated \$8.50 psf

Condo Fee (CAM):

Estimated \$5.93 psf

Belvedere Market

Commercial Centre

RETAIL CONDOMINIUMS

