



**FOR SALE:
RETAIL CONDOMINIUMS**

Belvedere Market

Address: 55 Belvedere BV.SE



TRIFECTA
DEVELOPMENT CORP

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 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.

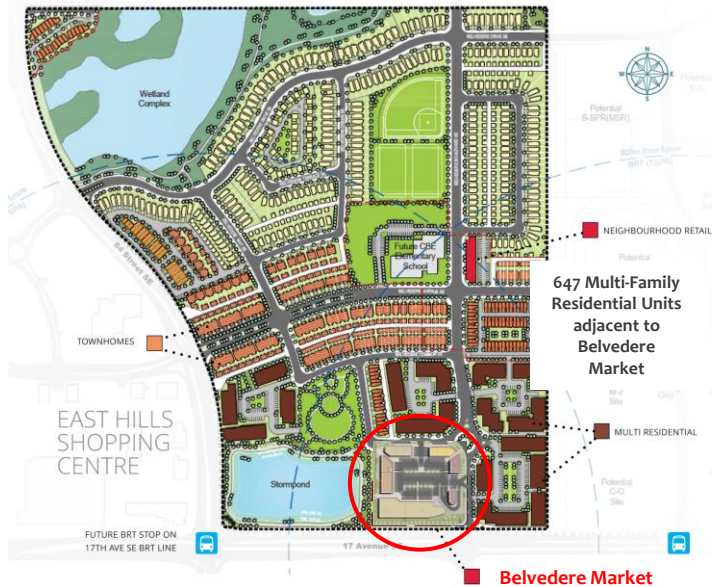


Current Belvedere residential construction (North of Site)



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)

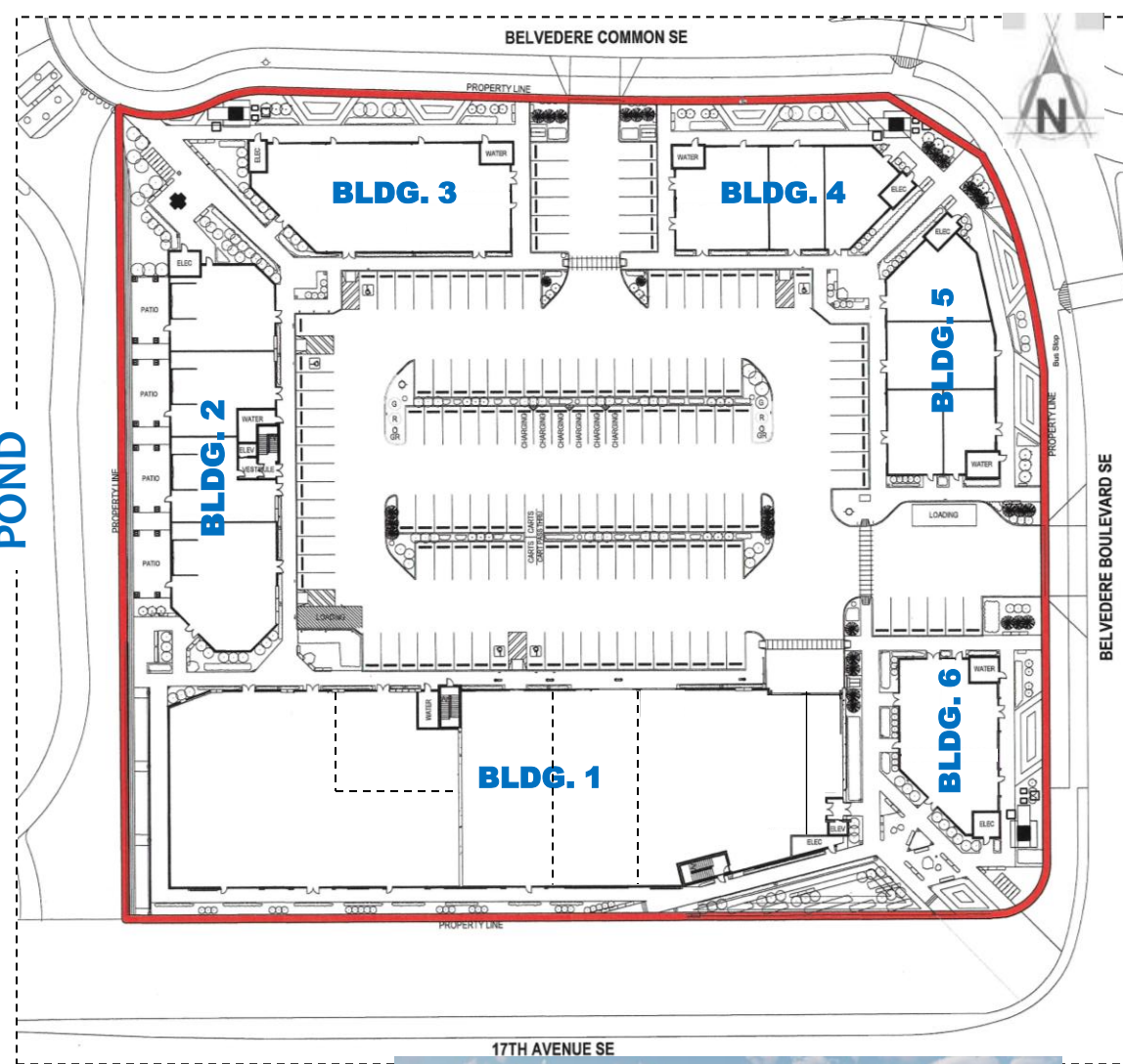
BUILDING FIVE - 5,518 SF

(Mix of Retail)

BUILDING SIX - 3,499 SF

(Financial - High Exposure)

POND

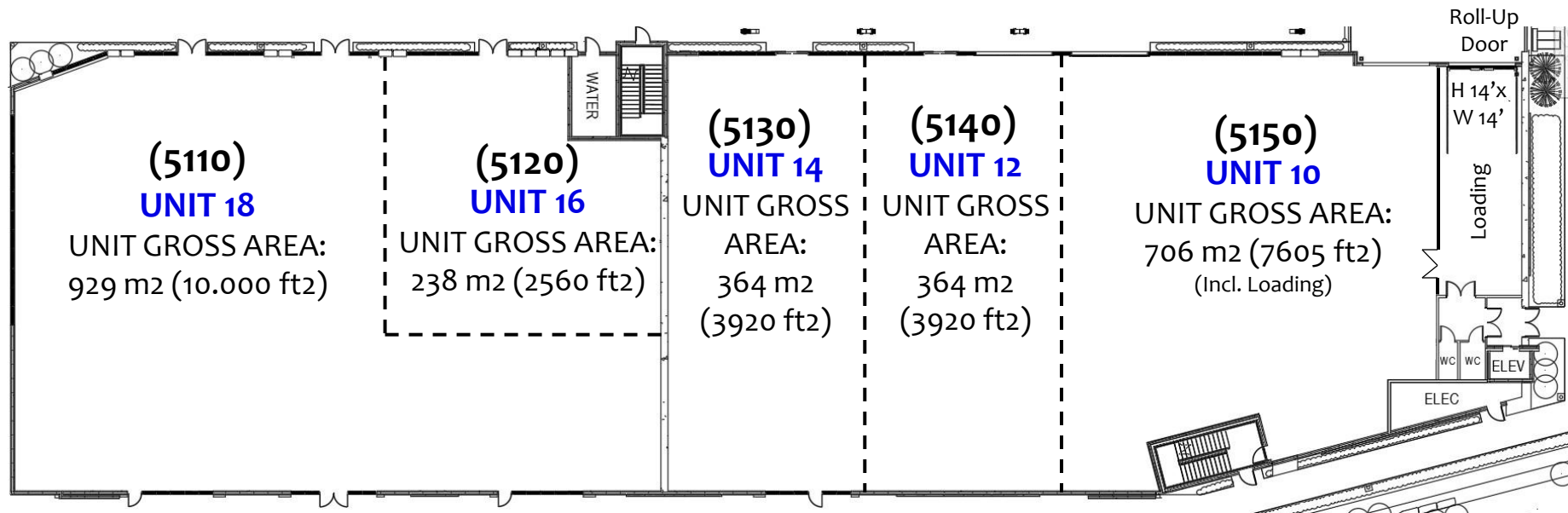


Belvedere Market
EST. TOTAL 57,521 Square feet





Address: (xxxx) 55 Belvedere BV.SE



NOTE:
9,000 SF Greenhouse on Roof

17 Ave. SE



Belvedere Market
Building 1 – Grocery & Medical

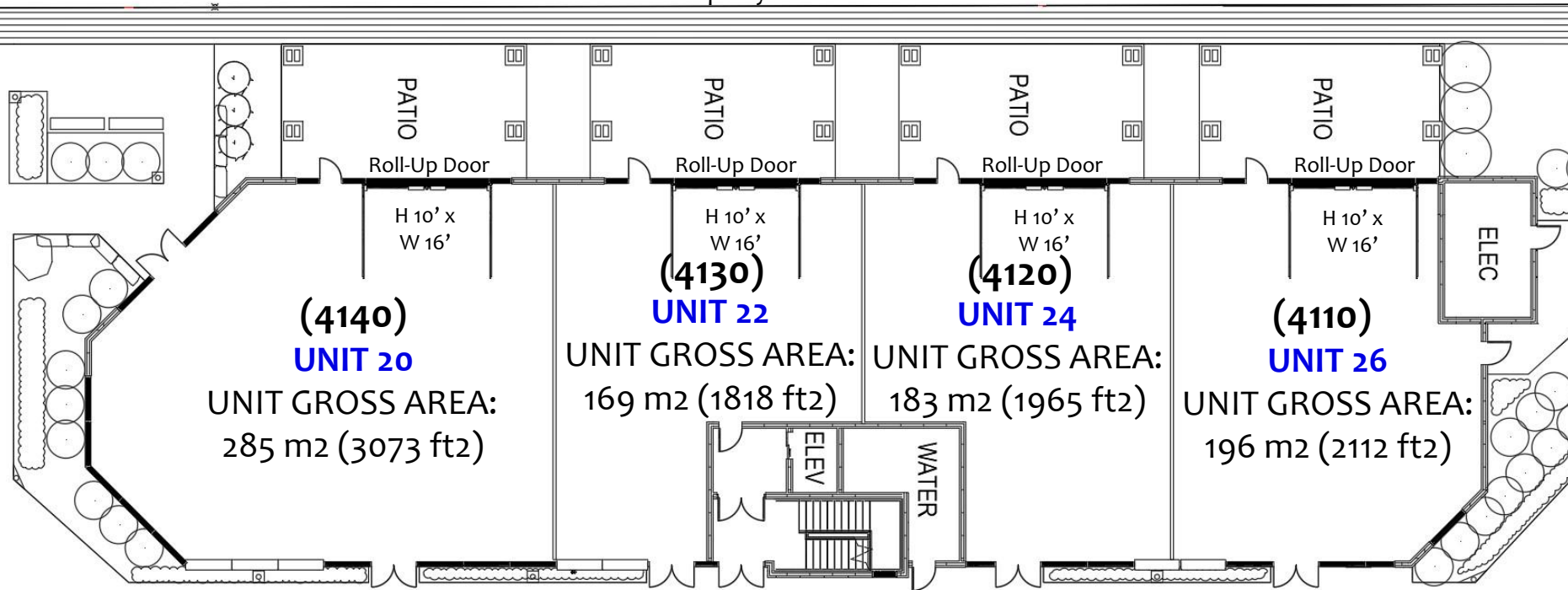
NOTE:
Potential For 2,450 SF Rooftop Patio

POND



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Property Line



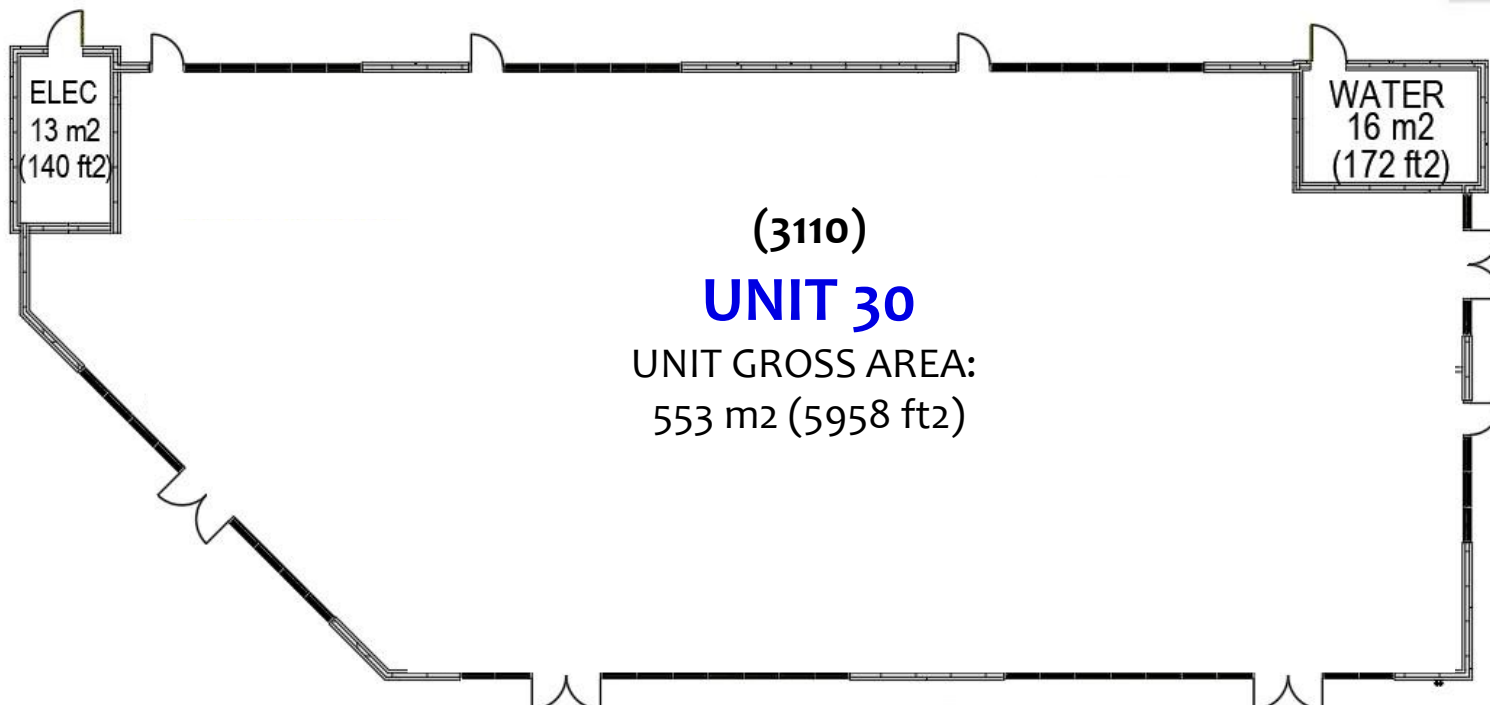
Belvedere Market
Building 2 - Restaurants





BELVEDERE COMMON SE

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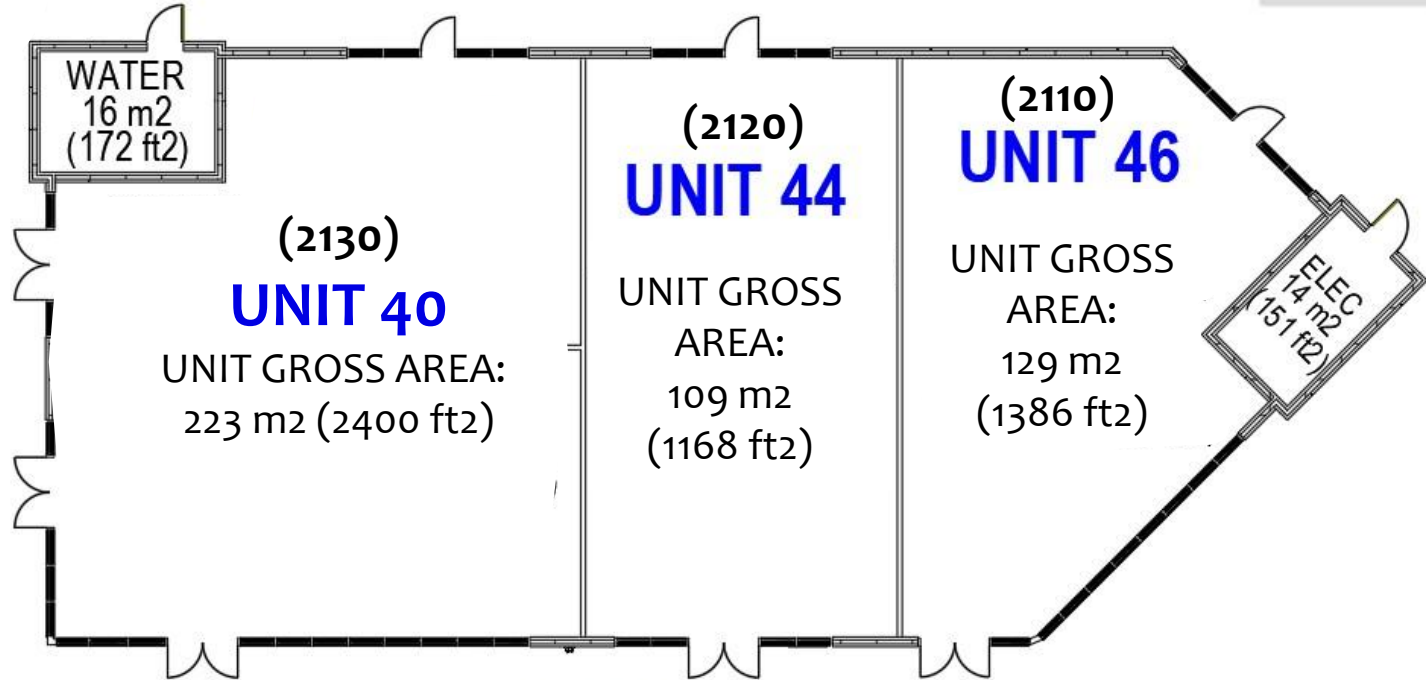
Belvedere Market

Building 3 - Retail



BELVEDERE COMMON SE

Address: (xxxx) 55 Belvedere BV.SE



BELVEDERE BLVD. SE

Belvedere Market
Building 4 - Retail

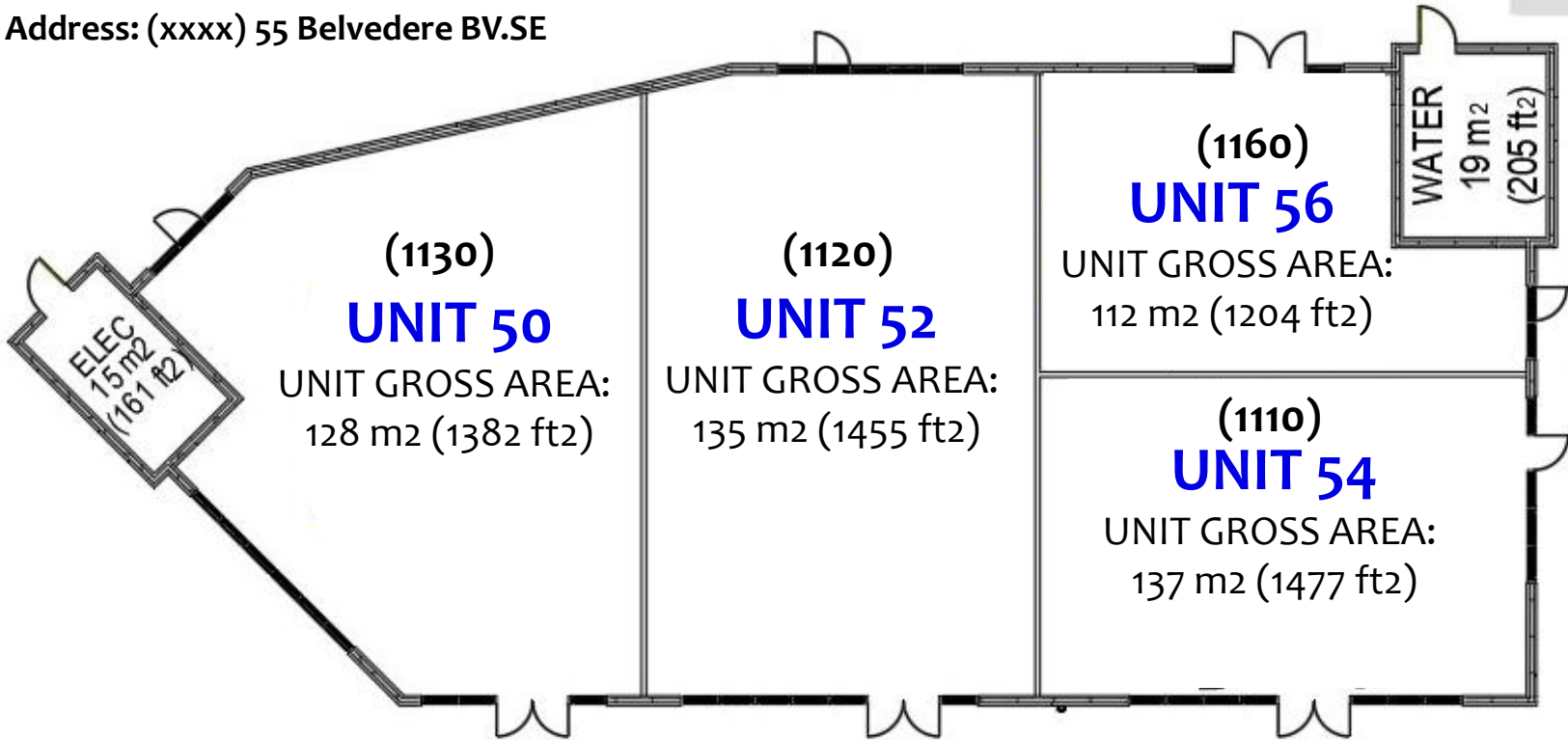




BELVEDERE BLVD. SE

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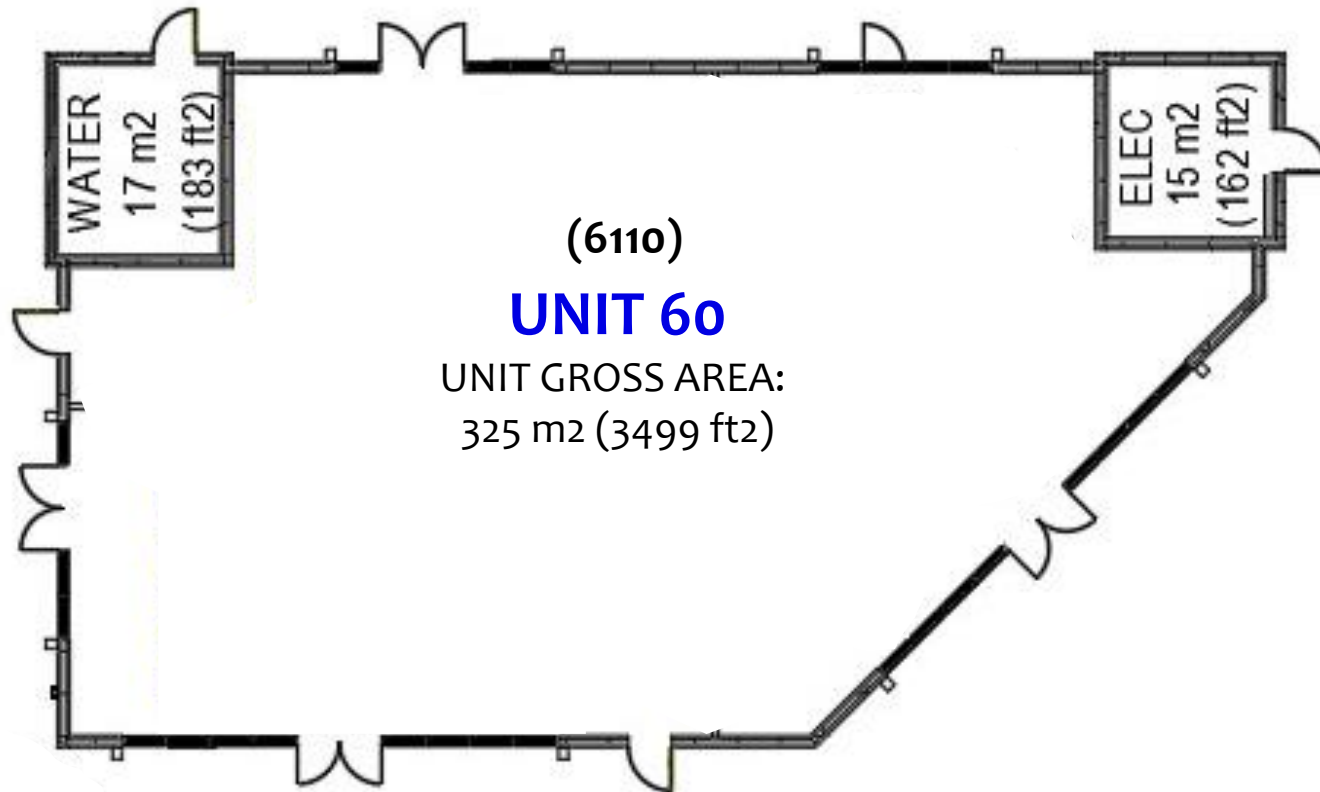
BELVEDERE COMMON SE



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 – 28005 SF	Bldg.4 – 4954 SF
Unit 10 – 7605 sf	Unit 40 – 2400 sf
Unit 12 – 3920 sf	Unit 44 – 1168 sf
Unit 14 – 3920 sf	Unit 46 – 1386 sf
Unit 16 – 2560 sf	
Unit 18 – 10,000 sf	
Greenhouse – 9449 sf	
Bldg.2 – 8968 SF	Bldg.5 – 5518 SF
Unit 20 – 3073 sf	Unit 50 – 1382 sf
Unit 22 – 1818 sf	Unit 52 – 1455 sf
Unit 24 – 1965 sf	Unit 54 – 1477 sf
Unit 26 – 2112 sf	Unit 56 – 1204 sf
Bldg.3 – 5958 SF	Bldg.6 – 3499 SF
Unit 30 – 5958 sf	Unit 60 – 3499 sf



Pricing:

Starting at \$695 psf

Property Taxes: Estimated \$8.50 psf

Condo Fee (CAM): Estimated \$5.93 psf

Belvedere Market

Commercial Centre

