



# Belvedere Market

**RETAIL CONDOMINIUM SALES**  
**BUILDING 2 - RESTAURANTS**



**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 17<sup>th</sup> 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 17<sup>th</sup> 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.

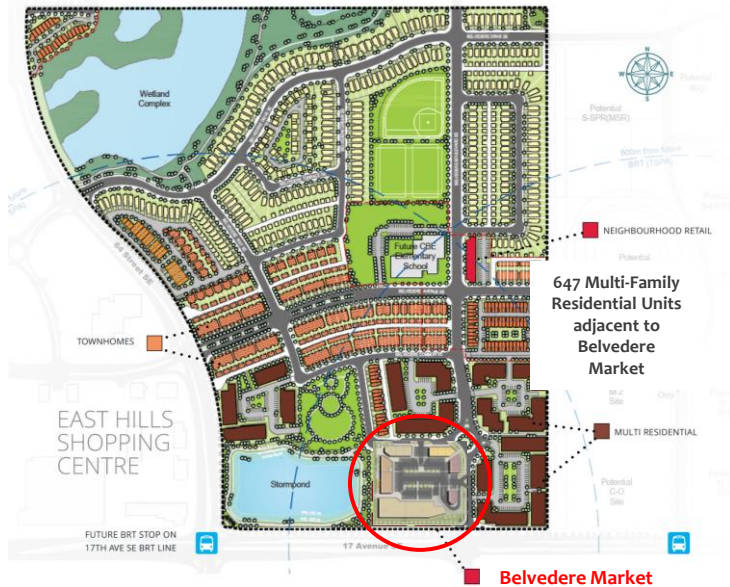


Current Belvedere residential construction (North of Site)



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)

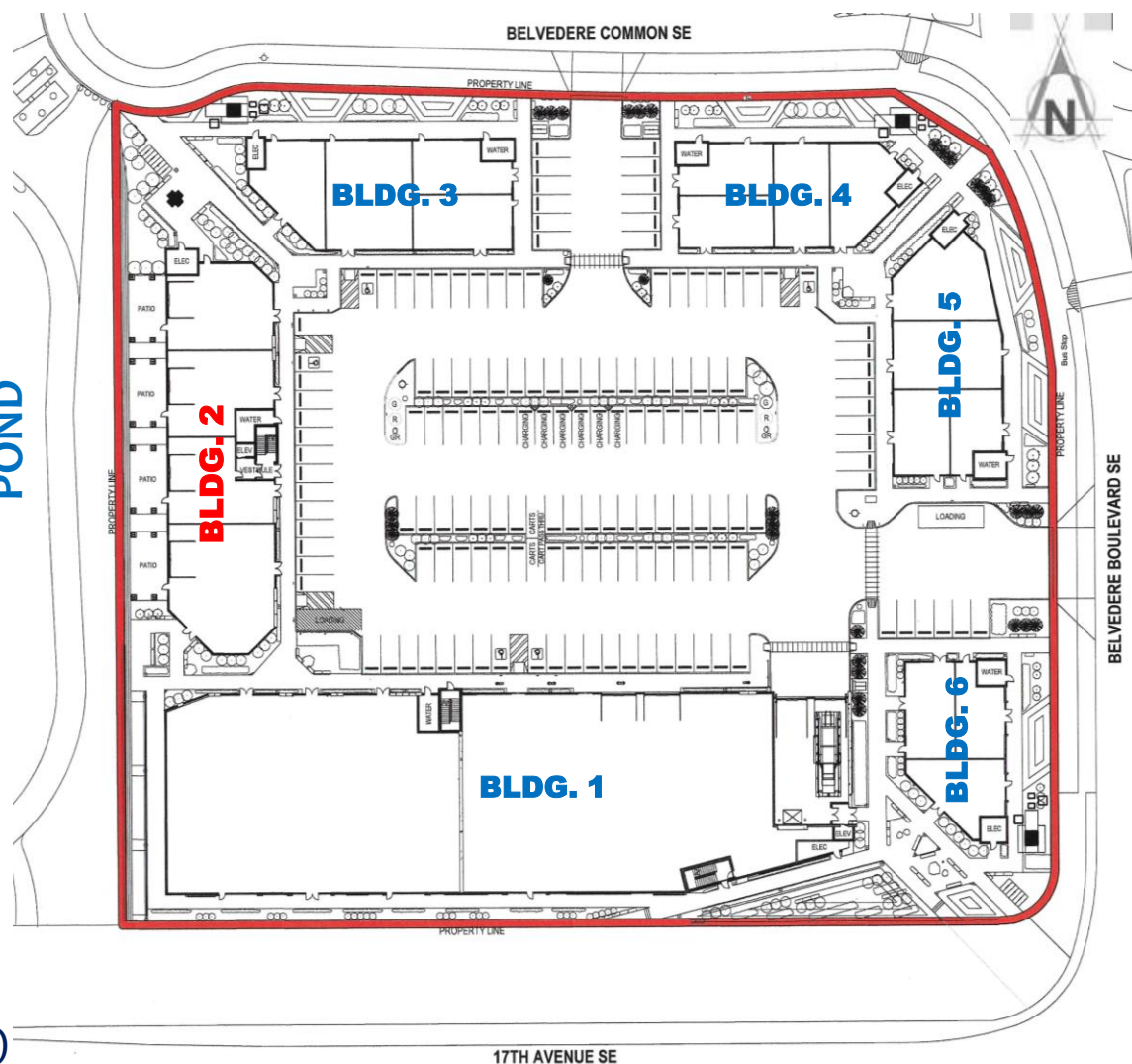
## BUILDING FIVE

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

## BUILDING SIX

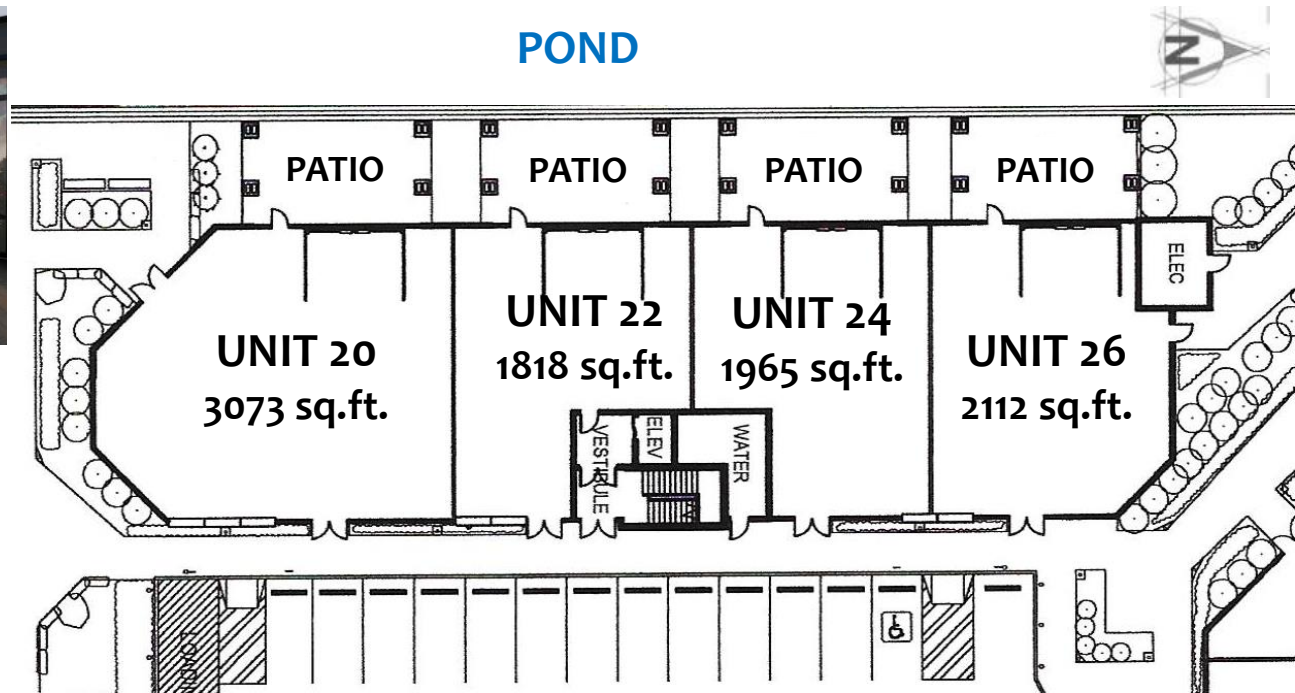
3,499 SF (Potential Uses: Liquor Store, Retail)

POND



Belvedere Market  
EST. TOTAL 57,512 Square feet





# Belvedere Market

Building 2 – Restaurant Spaces



# FOR SALE

Area: Four Restaurant Spaces

Unit 20 – 3,073 sf

Unit 22 – 1,818 sf

Unit 24 – 1,965 sf

Unit 26 – 2,112 sf

Feature: \* Outdoor patios with overhead doors  
\* 2,450 sf Rooftop patio accessed by stair & elevator

Pricing: Starting at \$600 psf

Property Taxes: Estimated \$8.50 psf

Condo Fee (CAM): Estimated \$5.93 psf

## Belvedere Market

Commercial Centre

# RETAIL CONDOMINIUMS







Outdoor Patio

Rooftop Patio

# Belvedere Market

BUILDING 2 – Restaurant Spaces





# Belvedere Market

Commercial Centre



**TRIFECTA**  
DEVELOPMENT CORP

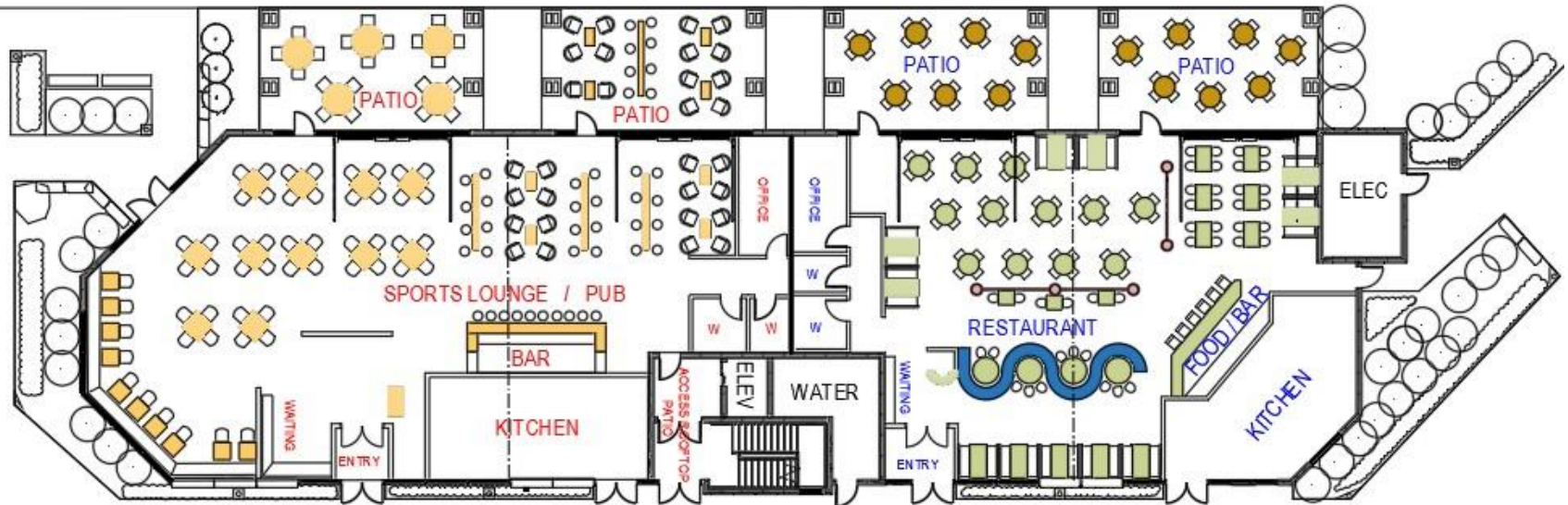
[www.trifectadev.ca](http://www.trifectadev.ca)



POND

PATHWAY

PROPERTY LINE



**UNIT 20**  
3073 SF

**UNIT 22**  
1818 SF

**UNIT 24**  
1965 SF

**UNIT 26**  
2112 SF

**NOTE:**

ROOFTOP PATIO 2,425 sf

COMBINED 4891 SF Gross

COMBINED 4077 SF

**Belvedere Market**  
**RESTAURANT / PUB CONCEPT**

