



# STATION POINTE VILLAGE

MULTI-FAMILY NEW-BUILD PURCHASE OPPORTUNITY



3 BUILDINGS | 197 UNITS | 20,208 SQ. FT. RETAIL



## STATION POINTE VILLAGE

### PROPERTY INFORMATION

Address	403 Belvedere Gate
Legal Address	P 092-4862, B 3, L 1
Site Size	3.50 Acres
Est. Completion	Building 1 - March 2018 Building 2 - May 2018 Building 3 - January 2019
Construction	Prefabricated light gauge steel structure above a poured-in- place concrete parkade foundation

### BUILDINGS

Buildings	3
Total Units	197
Commercial	20,208 Sq. Ft.
Parking	49 Surface Stalls 223 Underground Stalls 272 TOTAL

- Station Pointe is embodying revitalization and urbanism in the Belvedere area. Through a pedestrian oriented, walkable, and family friendly design, Station Pointe encourages community engagement.
- Promoting sustainability and affordability, Station Pointe considers carbon impact. The Property will be built Green Gold Certified and is a Transit Oriented Development site.
- Innovative and durable, the Property is non-combustible with a patented prefabricated steel construction above a concrete parkade foundation.



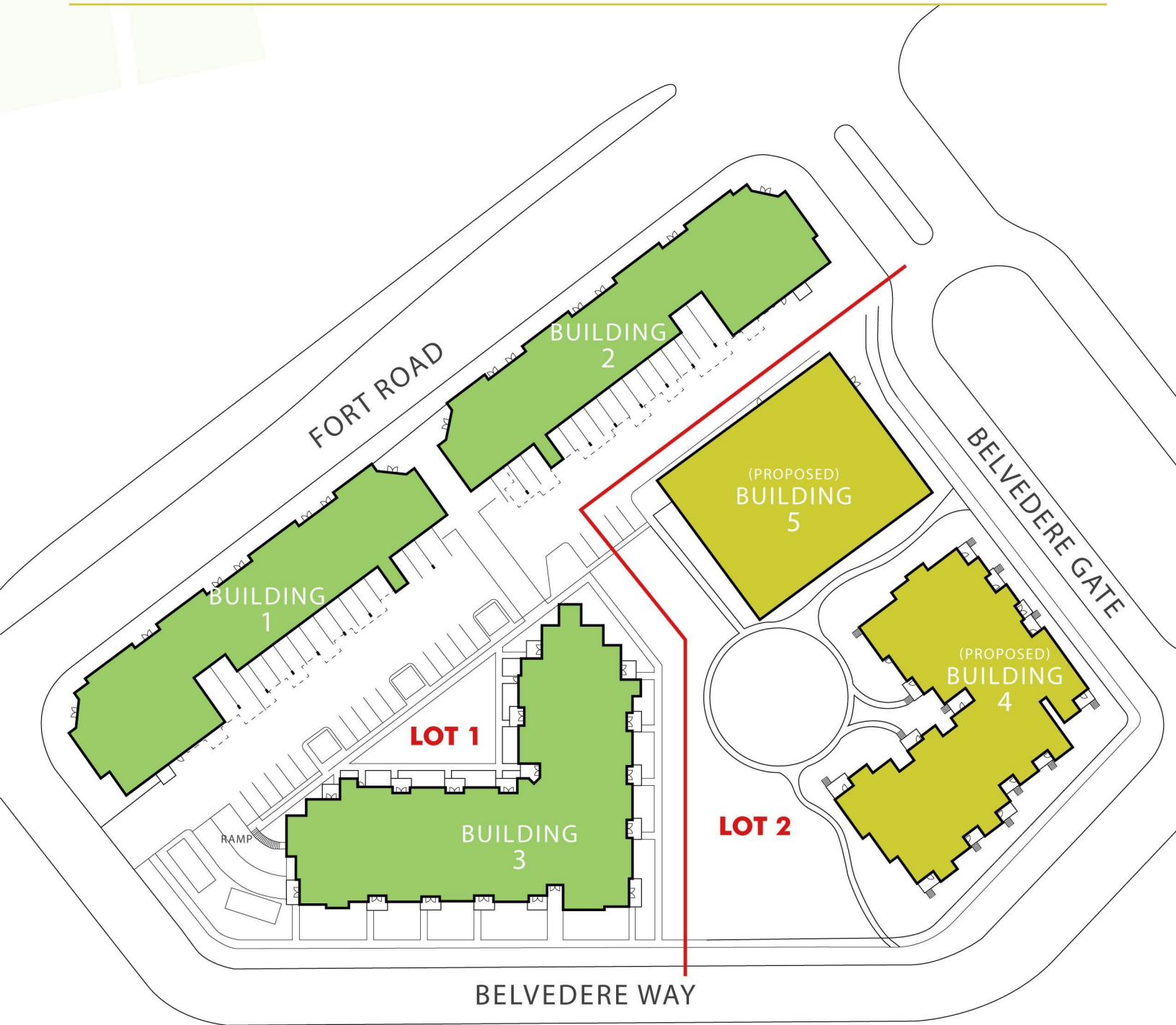
## MULTI-FAMILY NEW BUILD OPPORTUNITY

403 BELVEDERE GATE, EDMONTON, AB





STATION POINTE  
VILLAGE



3 BUILDINGS | 197 UNITS

403 BELVEDERE GATE, EDMONTON, AB



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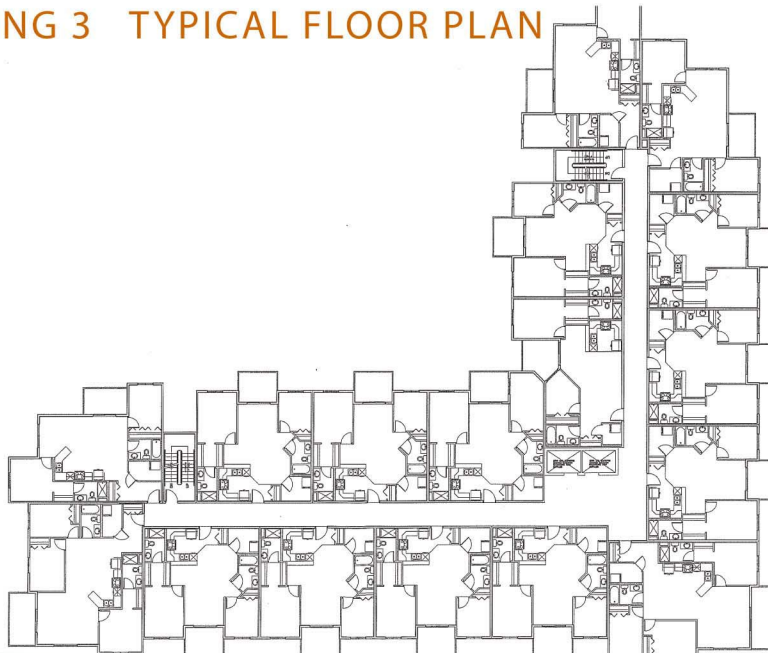
## BUILDING 1 TYPICAL FLOOR PLAN



## BUILDING 2 TYPICAL FLOOR PLAN



## BUILDING 3 TYPICAL FLOOR PLAN







## STATION POINTE VILLAGE



### BUILDING 1

5 storeys | 56 units  
10,104 SF - Main floor  
commercial  
20 - One bedroom  
36 - Two bedroom



### BUILDING 2

5 storeys | 56 units  
10,104 SF - Main floor  
commercial  
20 - One bedroom  
36 - Two bedroom

### BUILDING 3

5 storeys | 85 units  
10 - One bedroom  
64 - Two bedroom  
10 - Three bedroom







STATION POINTE  
VILLAGE



403 BELVEDERE GATE, EDMONTON, AB

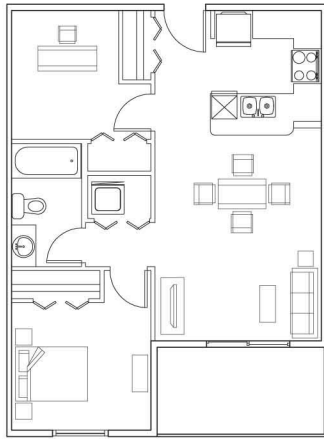




**STATION POINTE**  
VILLAGE

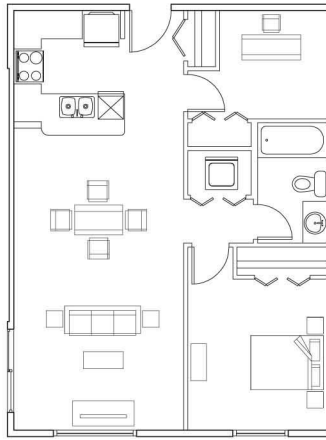
**UNIT STYLE A**

**1 Bed + Den + 1 Bath**  
639 Sq. Ft.



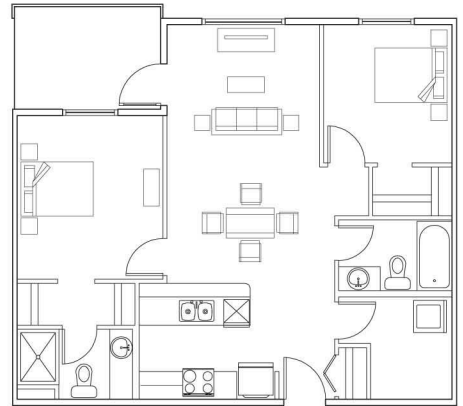
**UNIT STYLE A1**

**1 Bed + Den + 1 Bath**  
725 Sq. Ft.



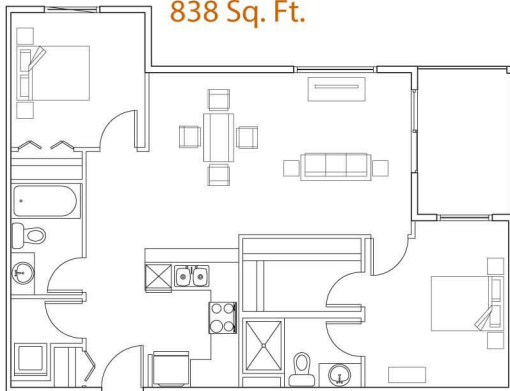
**UNIT STYLE B**

**2 Bed + 2 Bath**  
817 - 823 Sq. Ft.



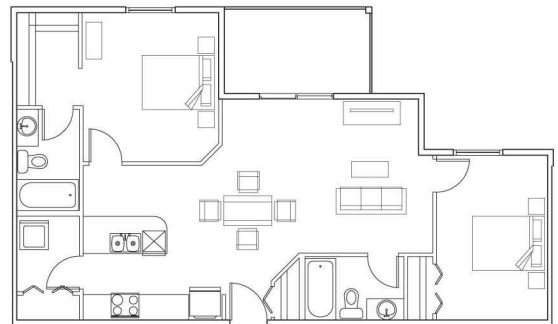
**UNIT STYLE C**

**2 Bed + 2 Bath, Corner Suite**  
838 Sq. Ft.



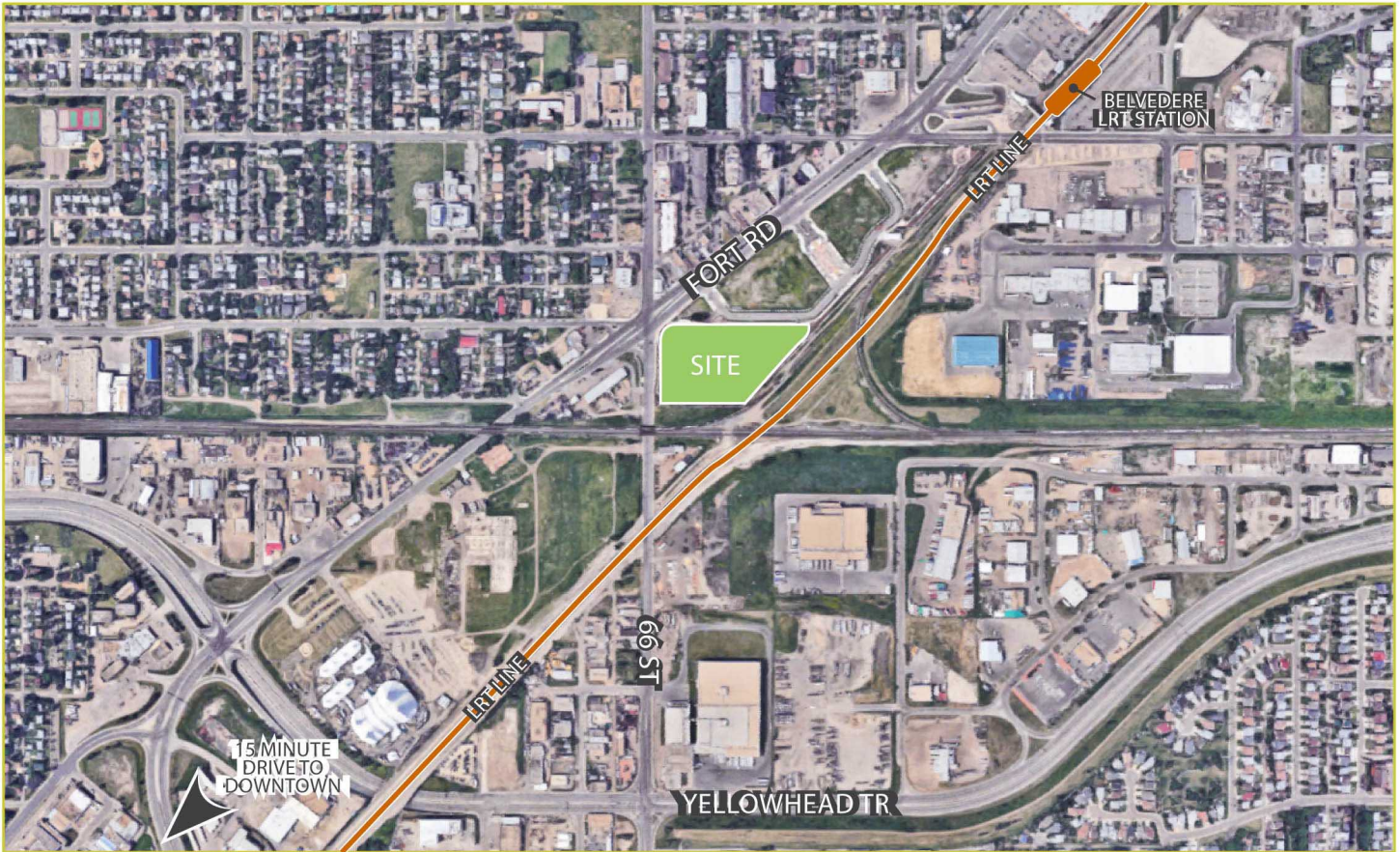
**UNIT STYLE D**

**2 Bed + 2 Bath**  
894 Sq. Ft.





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## CONTACT US



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