

**MELCOR open**  
PROPERTY  
GROUP

# GREENWICH VILLAGE

📍 25 Greenbriar Drive NW  
Calgary, Alberta

*Convenient retail at the crossroads of  
city life and mountain escapes.*

# SNAPSHOT

- Located in the heart of Greenwich, one of Calgary's most dynamic and fast-growing communities, this commercial property offers exceptional leasing opportunities across retail, office, and mixed-use spaces.
- Anchored by Calgary Farmers' Market West and supported by popular destinations like Market Wines, Analog Coffee, and Citizen Salon, the centre benefits from steady foot traffic and a built-in customer base.
- Positioned along key transportation corridors, with immediate access to the Trans-Canada Highway and Stoney Trail, the property delivers outstanding visibility and connectivity across the city and beyond.
- Greenwich's carefully curated tenant mix, strong community energy, and destination appeal create an ideal environment for businesses looking to grow and stand out.

## THE DETAILS

<b>Area</b>	Variable
<b>Rate</b>	Market
<b>Additional Rent</b>	K: \$13.54 psf B: \$16.38 psf L: \$16.54 psf
<b>Term</b>	10 Years
<b>Availability</b>	Immediate

**37,373**  
Population



**39.2**  
Avg. Age



**62,000**  
Vehicles Per Day



**13,776+**  
Households



# VISUALS



# SITE PLAN



-  Leased
-  Available
-  Under Offer
-  Future Development

**Building K**  
 Unit 101: 1,260 sf  
 Unit 105: 1,119 sf  
 Unit 107: 1,062 sf  
 Unit 111: 903 sf  
 Unit 221: 2,823 sf

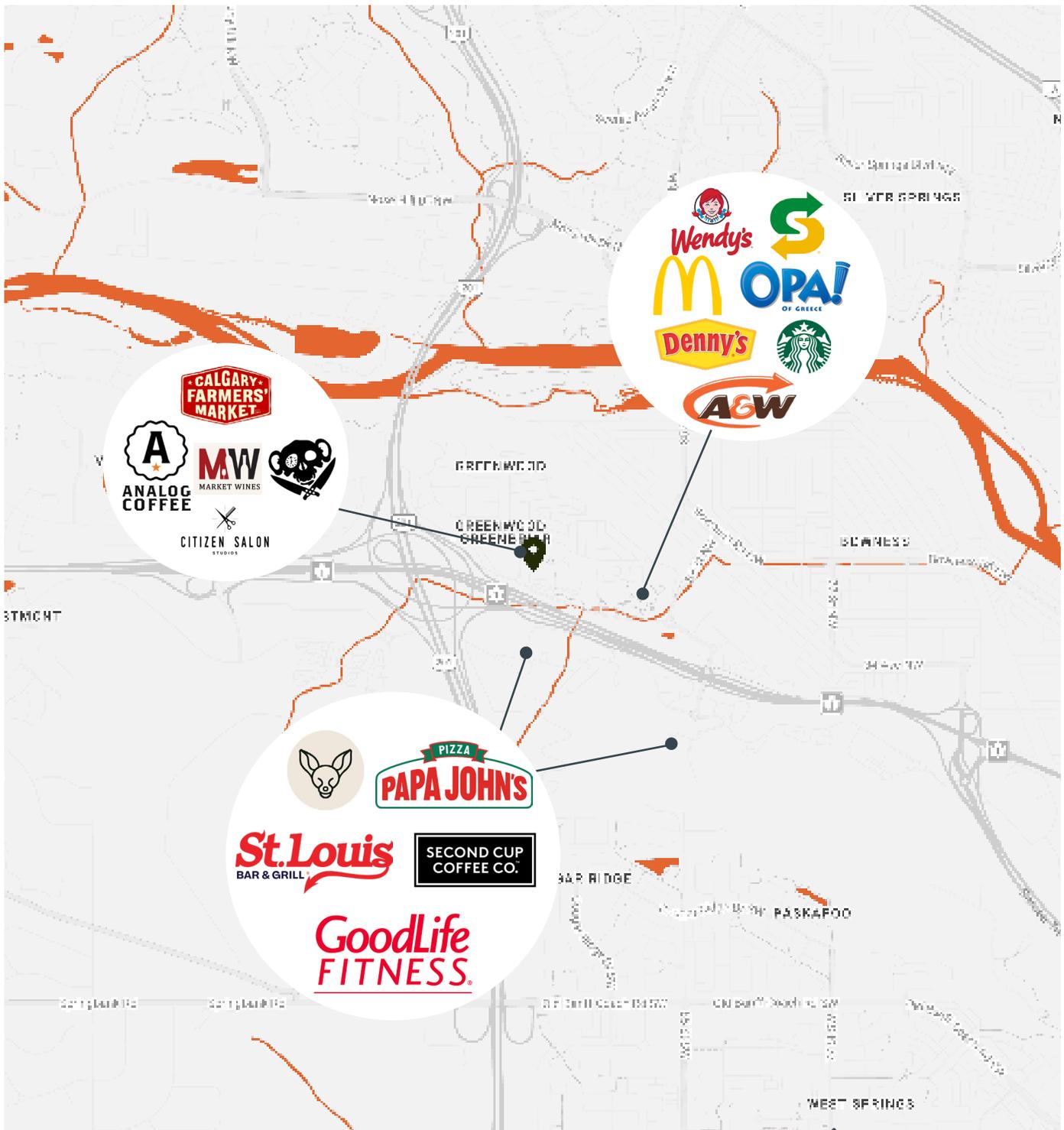
**Building B**  
 Unit 140: 2,281 sf

**Building L**  
 Unit 2: 1,881 sf

## CONNECT WITH...

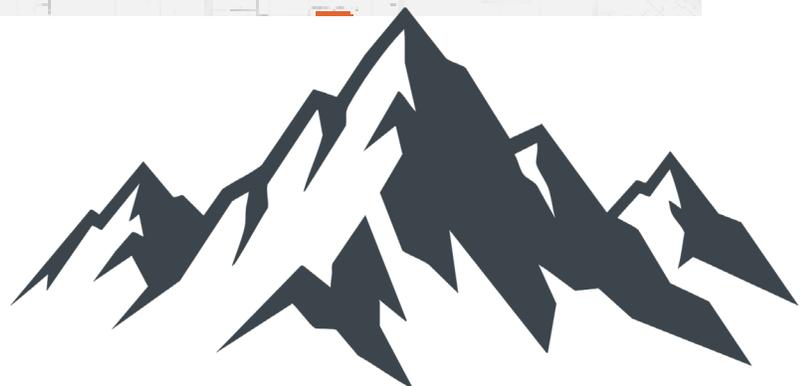


# PERKS



30 MINUTES  
TO CANMORE

← HWY 1



# OPEN TO WHAT'S NEXT.

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