

**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<br>B: \$16.38 psf<br>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



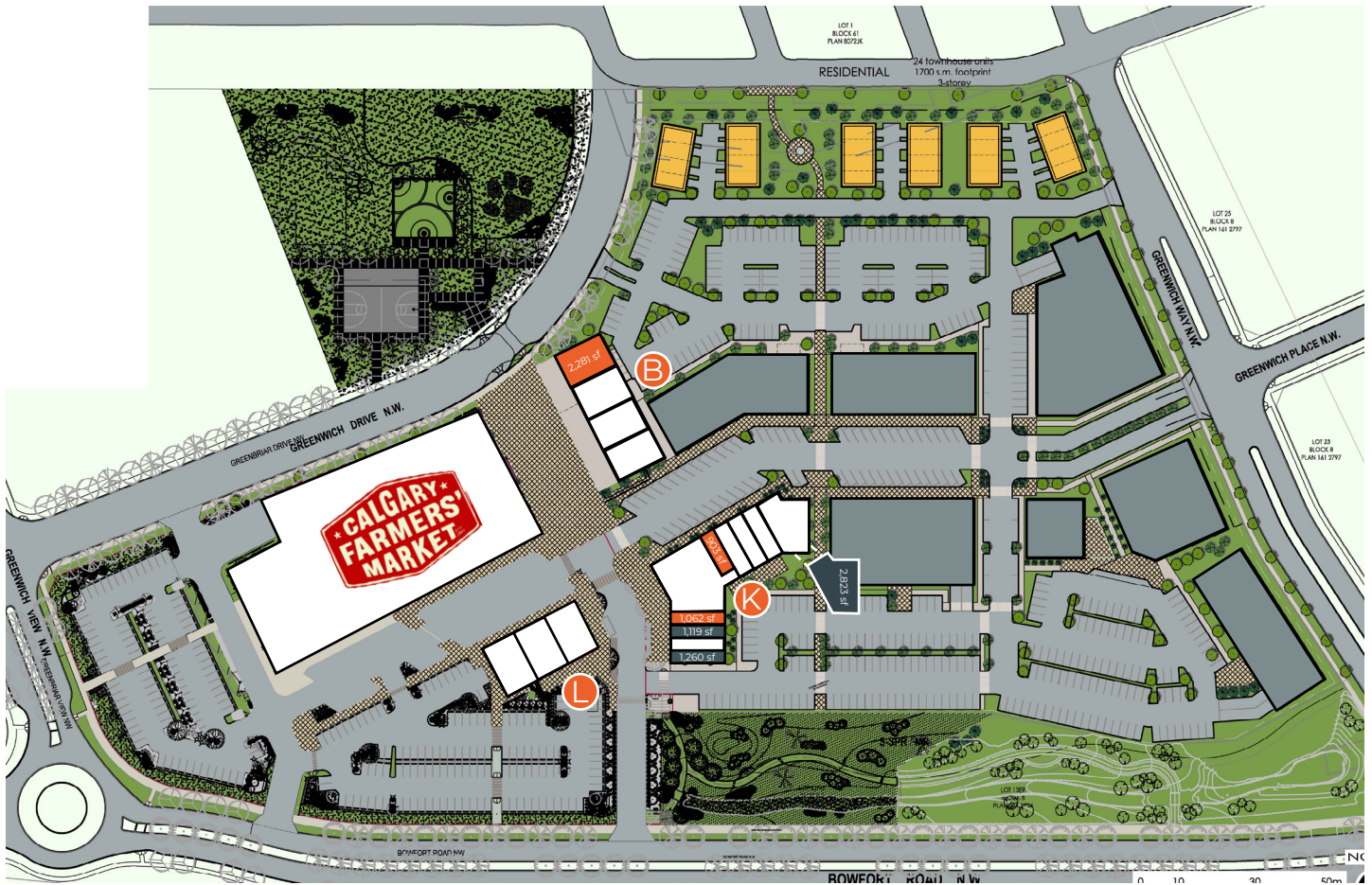
**13,776+**  
Households



# 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

## CONNECT WITH...

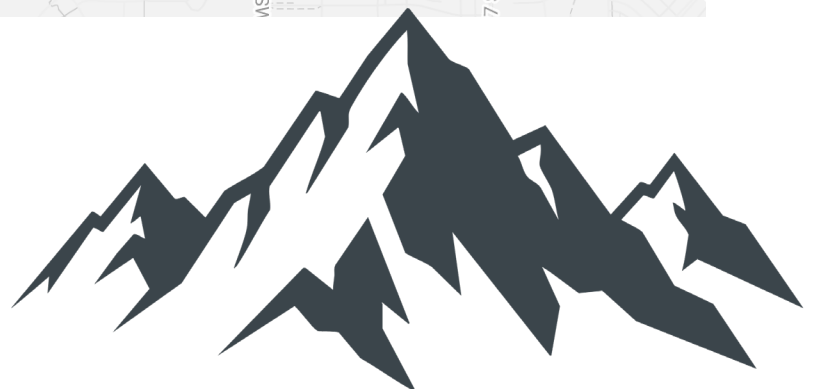


# PERKS



## 30 MINUTES TO CANMORE

← HWY 1



# OPEN TO WHAT'S NEXT.

**HANI ABDELKADER**  
President  
403.807.9067  
[hakader@openpg.ca](mailto:hakader@openpg.ca)

**MORENA IANNIELLO**  
Vice President  
403.797.0878  
[mianniello@openpg.ca](mailto:mianniello@openpg.ca)

**JACOB ROBINSON**  
Senior Associate  
403.805.9093  
[jrobinson@openpg.ca](mailto:jrobinson@openpg.ca)

**EMMA MACISAAC**  
Associate, Lead Account Manager  
403.463.3581  
[emacisaac@openpg.ca](mailto:emacisaac@openpg.ca)

[openpropertygroup.ca](http://openpropertygroup.ca)

#601, 1000 Centre St. N  
Calgary, Alberta  
T2E 7W6  
CANADA

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