



NOW PRE-LEASING

186-187 BELVEDERE AVENUE

Charlottetown, PE

14,000 SF AVAILABLE



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NEW COMMERCIAL SPACE PLANNED FOR ONE OF CHARLOTTETOWN'S ESTABLISHED MIXED-USE CORRIDORS.

Positioned along Belvedere Avenue, this proposed two-storey commercial development will offer approximately 14,000 square feet of professionally designed space with flexible leasing opportunities for office, medical, retail, and service-oriented users.

The property benefits from strong surrounding residential density, proximity to major amenities, and convenient connectivity throughout Charlottetown. Its central location near institutional, commercial, and neighbourhood services creates an opportunity for businesses seeking visibility within a growing and highly accessible area.

As planning progresses, tenants will have the opportunity to explore unit configurations and space requirements tailored to operational needs.



Purpose-built commercial space planned for Belvedere Avenue



Strong connectivity surrounded by residential and commercial connectivity



Flexible leasing opportunities for office, medical, and service users



Early pre-leasing allows for potential layout customization





HIGHLIGHTS

Purpose-Built Commercial Development

Planned as a new two-storey commercial building, the project is designed to support modern professional and healthcare users within a highly accessible Charlottetown location.

Flexible Leasing Opportunities

Preliminary layouts support a range of potential unit configurations across both floors, allowing flexibility for office, medical, wellness, and service-oriented tenants.

Accessible Multi-Tenant Design

The building concept includes elevator access, multiple entry points, and efficient circulation throughout, supporting long-term functionality for both staff and visitors.

Ample On-Site Parking

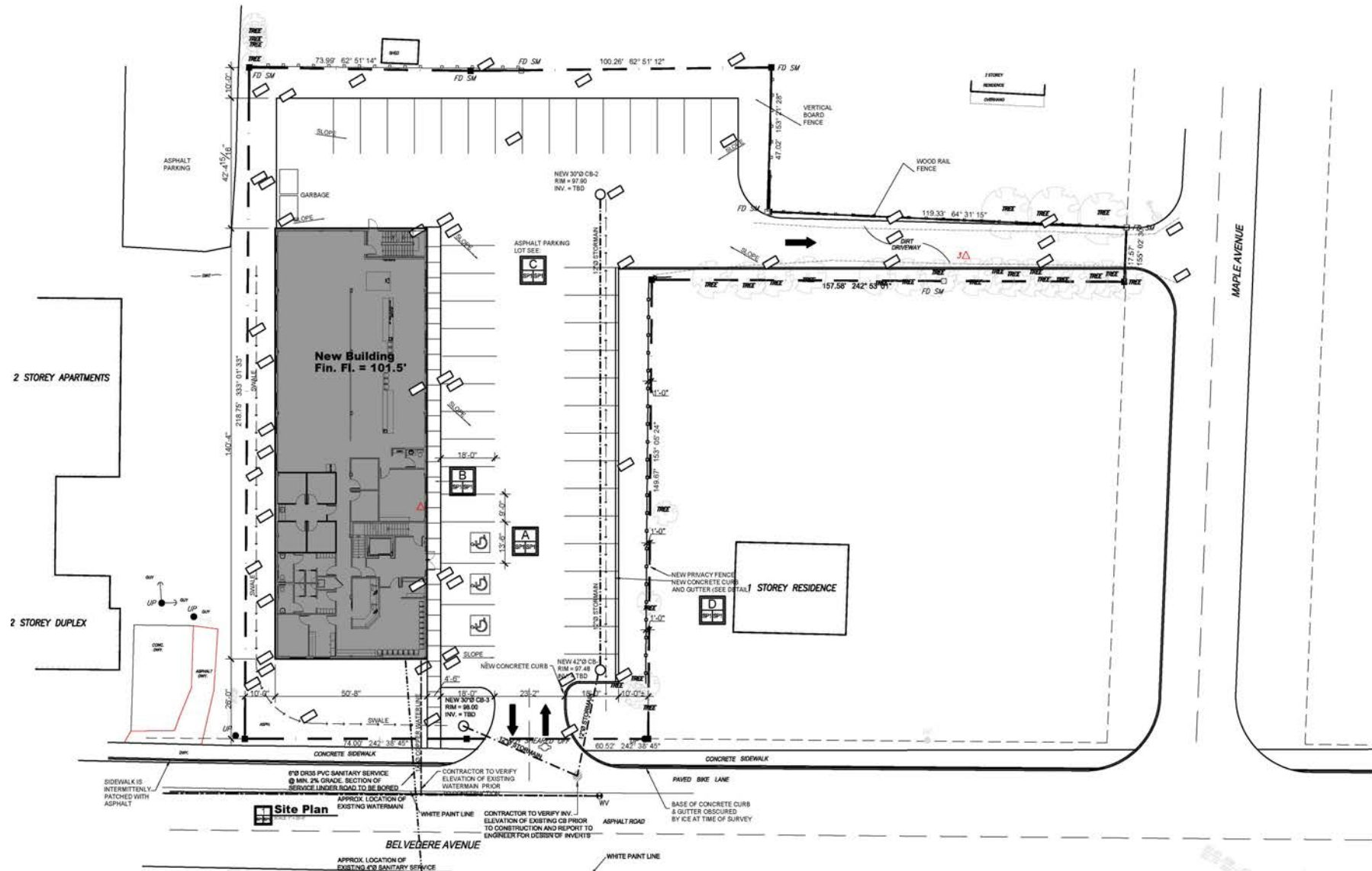
The proposed site plan incorporates substantial on-site parking directly adjacent to the building, helping support convenient day-to-day access for employees and clientele.

Strategic Central Charlottetown Location

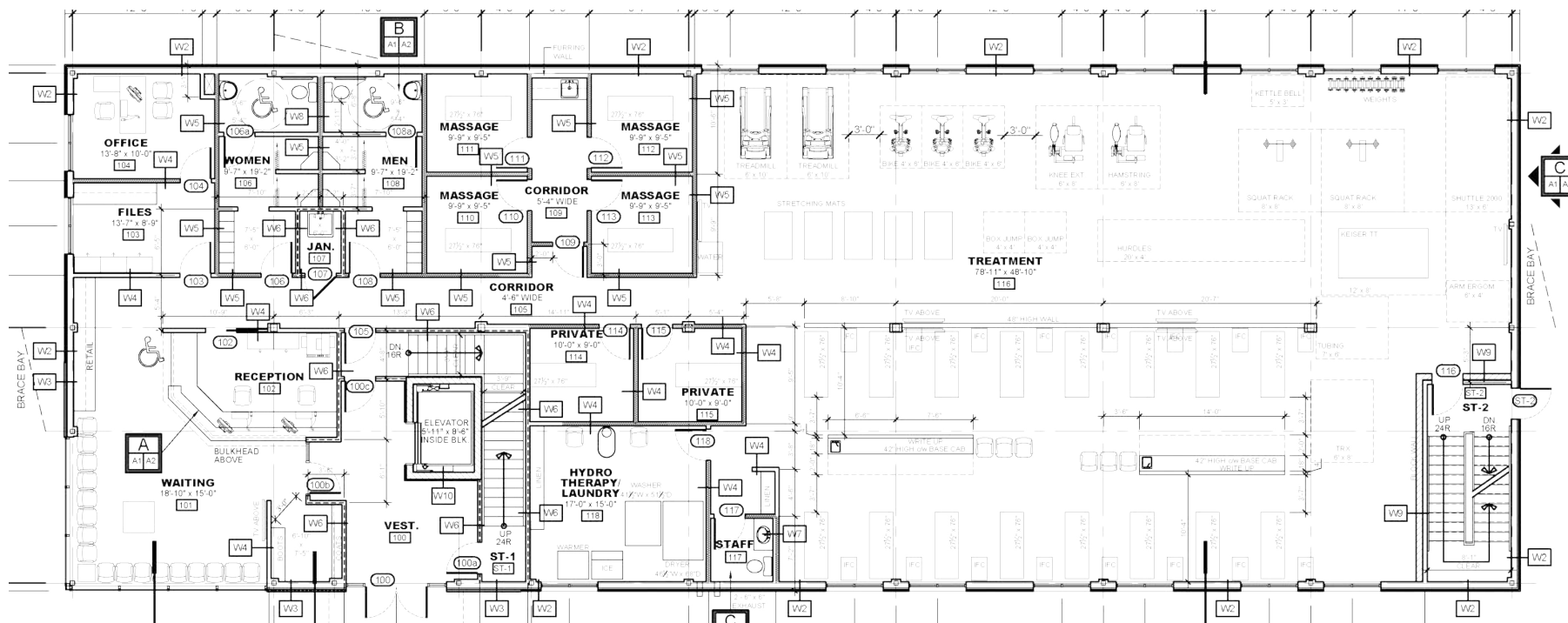
Positioned along Belvedere Avenue, the property benefits from surrounding residential density, nearby amenities, and strong connectivity throughout Charlottetown.



SITE PLAN

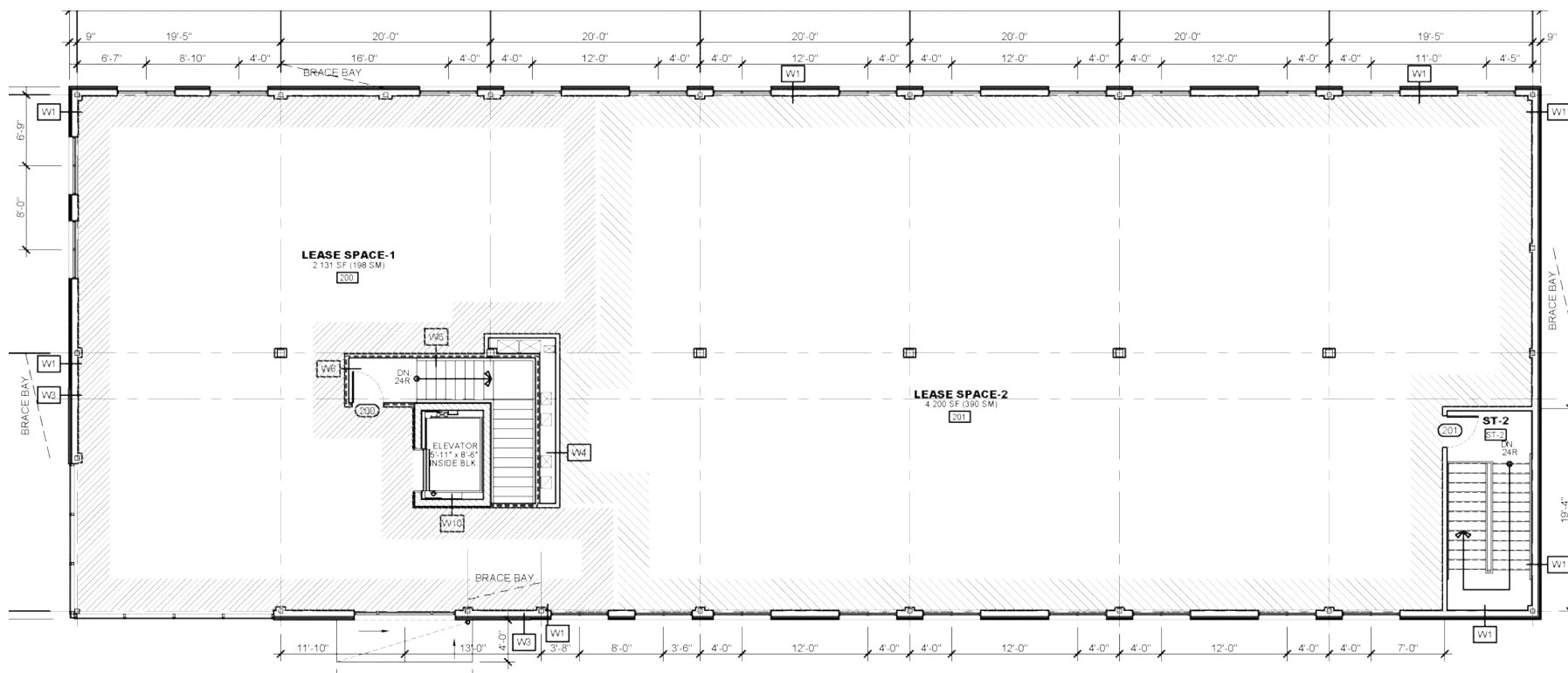


Main Floor (Sample)



Illustrated floor plans reflect a sample conceptual layout only and are subject to change based on tenant requirements and final building design

Second Floor



LOCATION MAP



LOCATION OVERVIEW

Centrally Positioned Within Charlottetown

186-187 Belvedere Avenue is situated within one of Charlottetown's established mixed-use corridors, offering convenient access to surrounding residential neighbourhoods, commercial services, and key institutional amenities throughout the city.

Positioned just minutes from Downtown Charlottetown and the University of Prince Edward Island area, the property benefits from strong day-to-day accessibility for both employees and visitors. The surrounding area continues to support a mix of residential growth, healthcare services, professional offices, and neighbourhood-oriented commercial activity, making it a natural fit for professional and service-based users.

Belvedere Avenue serves as an important connector within Charlottetown, providing efficient access to major routes, nearby amenities, and surrounding communities while maintaining a highly accessible central location for future tenants and clientele.

Central Charlottetown Location

**Accessible to
Surrounding Residential
Neighbourhoods**

Minutes From Downtown Core

**Convenient
Connectivity
Throughout the City**

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