

\$40 - 1106, 20 Dawson Wharf Mount, Chestermere

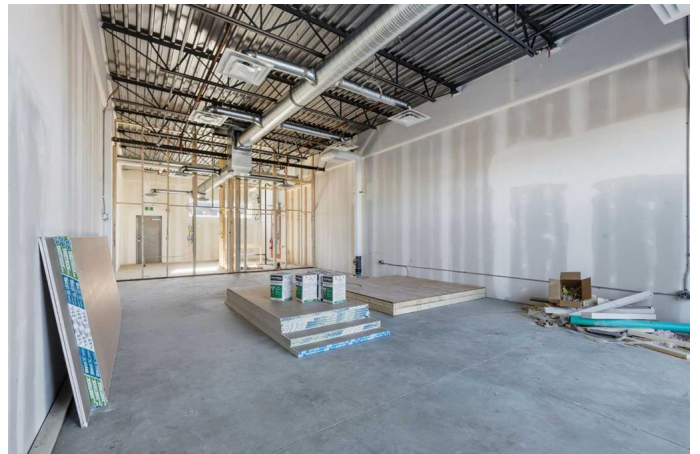
MLS® #A2265129

\$40

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Dawson's Landing, Chestermere, Alberta

An exclusive and rare opportunity to lease a main floor commercial retail unit of approximately 1,200 sq. ft. in one of Chestermere's most desirable and high-traffic plazas, located in the heart of the rapidly growing Dawson's Landing community. This newly built unit offers excellent visibility, seamless accessibility, and a clean, modern design ideal for a wide range of retail or professional service uses. Surrounded by a strong mix of established tenants including Chestermere Law, The Chai Bar, RE/MAX Keys, and more this plaza benefits from consistent foot traffic and strong community engagement. The unit features front and rear access, ample surface parking, and flexible mixed-use zoning, making it well-suited for businesses such as retail, restaurants, professional services and more. Offered at a competitive lease rate of \$40/SQ.FT with a five-year term and immediate possession available, this space comes as an empty shell with a negotiable tenant improvement allowance, allowing tenants to customize the layout to suit their needs. With its prime corner location at Rainbow Road and Dawson Way, proximity to Chestermere Blvd, and placement within a high-density residential and commercial corridor, this is a standout opportunity for any business looking to establish a presence in one of Chestermere's most exciting new developments.



Built in 2024

Essential Information

MLS® #	A2265129
Price	\$40
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	1106, 20 Dawson Wharf Mount
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z5

Additional Information

Date Listed	October 16th, 2025
Days on Market	22

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.