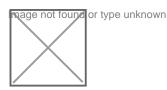


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1106, 20 DAWSON WHARF MOUNT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationChestermere, Alberta

Listing ID: MLS ID: 32558 A2265129

\$40



△ SHAZ MAHMOOD

403 (403) 690-8313

Real Broker

855-623-6900

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1106, 20 Dawson Wharf Mount , Chestermere , Alberta T1X 2Z5

Transaction Type

For Lease

Days On Market

40.00

Year Built

Lease Amount

Lease Frequency
Annually

Subdivision

64

2024

Structure Type Retail Property Type Commercial

Dawson's Landing

Property Sub Type

Retail

Building Area (Sq. Ft.)

1238.00

Building Area (Sq. M.)

115.01

Footprint (Sq. Ft.)

1200

Inclusions

N/A

Restrictions
Board Approval

Reports
Building Plans

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.

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