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1106, 20 DAWSON WHARF MOUNT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Chestermere, Alberta



Listing ID:
32558


MLS ID:
A2265129

\$40



 **SHAZ MAHMOOD**
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 Real Broker
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 1106, 20 Dawson Wharf Mount , Chestermere , Alberta T1X 2Z5

Transaction Type For Lease	Days On Market 64	Lease Amount 40.00
Lease Frequency Annually	Subdivision Dawson's Landing	Year Built 2024
Structure Type Retail	Property Type Commercial	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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