



**GRASSROOTS**  
REALTY GROUP

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**1106, 20 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2265129**



**\$40 per sq.ft.**

**Division:** Dawson's Landing

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,311 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

An exclusive and rare opportunity to lease a main floor commercial retail unit of approximately 1,310 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.