# \$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 tenantsâ€"including Chestermere Law, The Chai Bar, , RE/MAX Keys, and moreâ€"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.







### **Essential Information**

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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 3

## **Listing Details**

Listing Office Real Broker

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