

CHESTERMERE STATION

175 Chestermere Station Way
Chestermere, Alberta

Be at the Centre of Chestermere Living!

THE DETAILS

Area	B: ~5,000 sf F: 5,211 sf M: 1,253 & 1,255 sf N: 4,100 sf* *DEMISABLE
Rate	Market
Additional Rent	$10.06 (2026)
Term	10 Years
Availability	Variable

SNAPSHOT

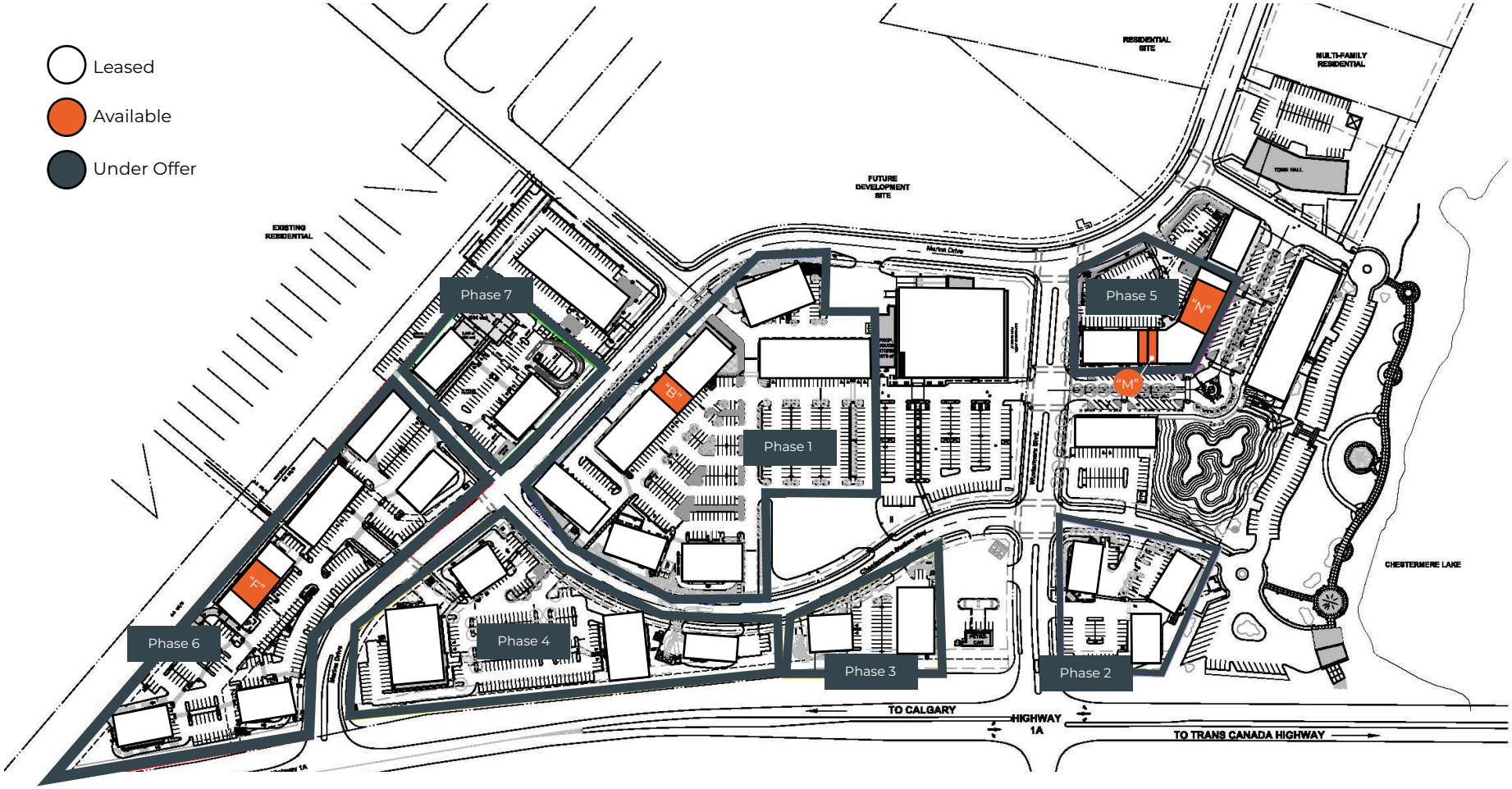
- A key commercial hub for Chestermere, benefiting from strong local loyalty while drawing regional traffic
- Direct connectivity to Highway 1 and Chestermere Blvd, providing seamless access to Calgary and the rapidly growing east corridor
- Located within one of the region's fastest-growing residential markets, supported by ongoing development and population growth
- Well positioned to serve daily convenience needs, with surrounding neighbourhoods, schools, and community amenities driving repeat visitation







SITE PLAN



JOIN THE MIX!

Phase 1:
Safeway
Domino's Pizza
Lifepath Wellness
Chestermere Fabricare
Bottle Depot
Optometry
Pediatrics & Orthodontics
Edo Japan
Brown's Socialhouse
Pet Planet
Scotiabank
Harvey's
McDonalds

Phase 1:
Plantlife
Magic Nails and Spa
Lakeside Meat Masala
Sylvan Learning
Curry Culture
Luna Hair Salon
Code Ninjas
Malek's Barbershop
Oasis Medical Centre
White Elephant Thai Cuisine
Issac Achal Accounting
Supplement King

Phase 2:
Tim Horton's
A&W
La Diperie
Lavi Nails and Spa
ProMortgages

Phase 3:
Petro Canada
Sobey's Liquor
TD Bank

Phase 4:
Jiffy Lube

Phase 4:
Boston Pizza
Shoppers Drug Mart
RBC

Phase 5:
Dental Hygiene
The Mash
Mexican QSR
Musicworks
Massage Addict
Cafe on the Corner

Phase 6:
Tirecraft
ATB
Little Caesar's Pizza
Cobs Bread
CIBC
Dairy Queen
Vanson Vietnamese
Mary Brown's
Yumesushi
Pita King
Early Minds
Starbucks

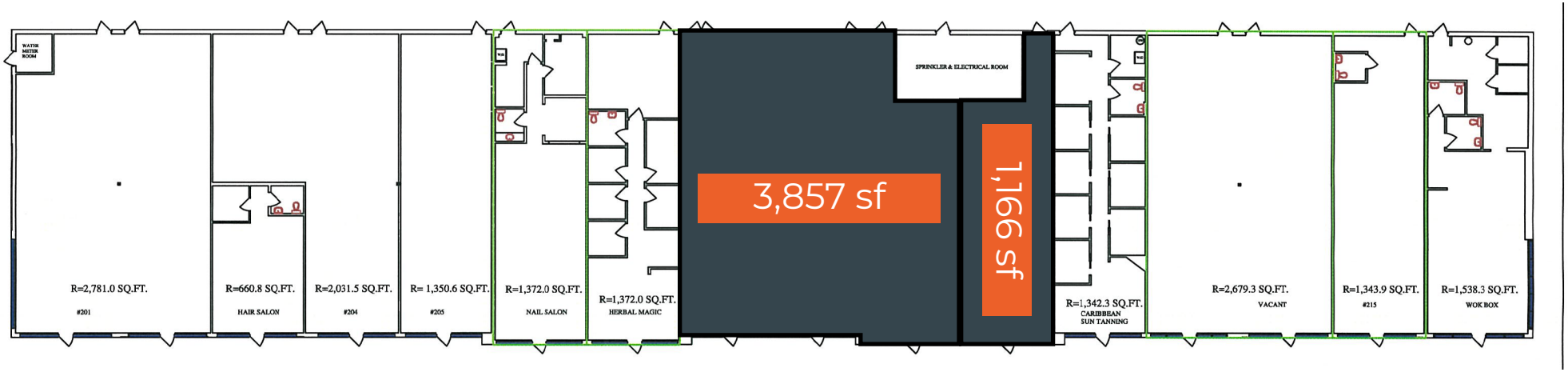
Phase 6:
Chestermere Registry
Floorify Canada
Knight Archer Insurance
Vape Store

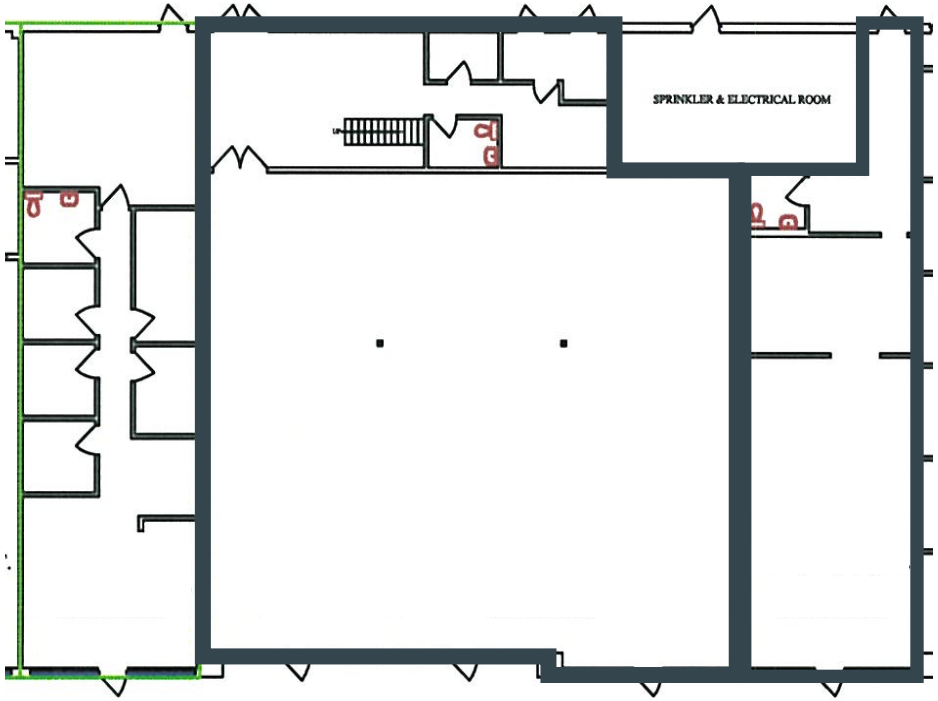
Phase 7:
Dollarama
The Kids Planet
The Canadian Brewhouse
Best Western Plus

SITE PLAN

BUILDING B

Available Immediately





Leased

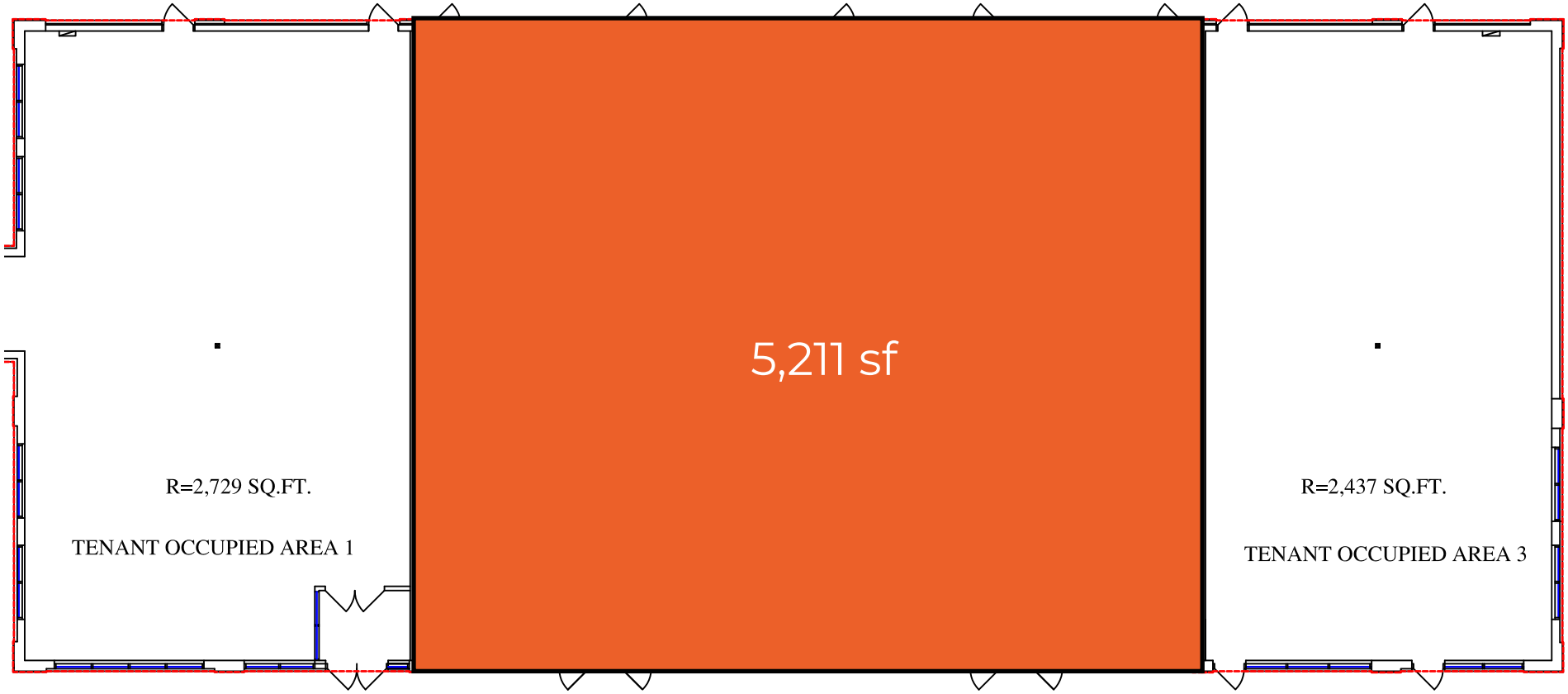
Available

Under Offer

SITE PLAN

BUILDING F

Available March 1, 2028



Leased

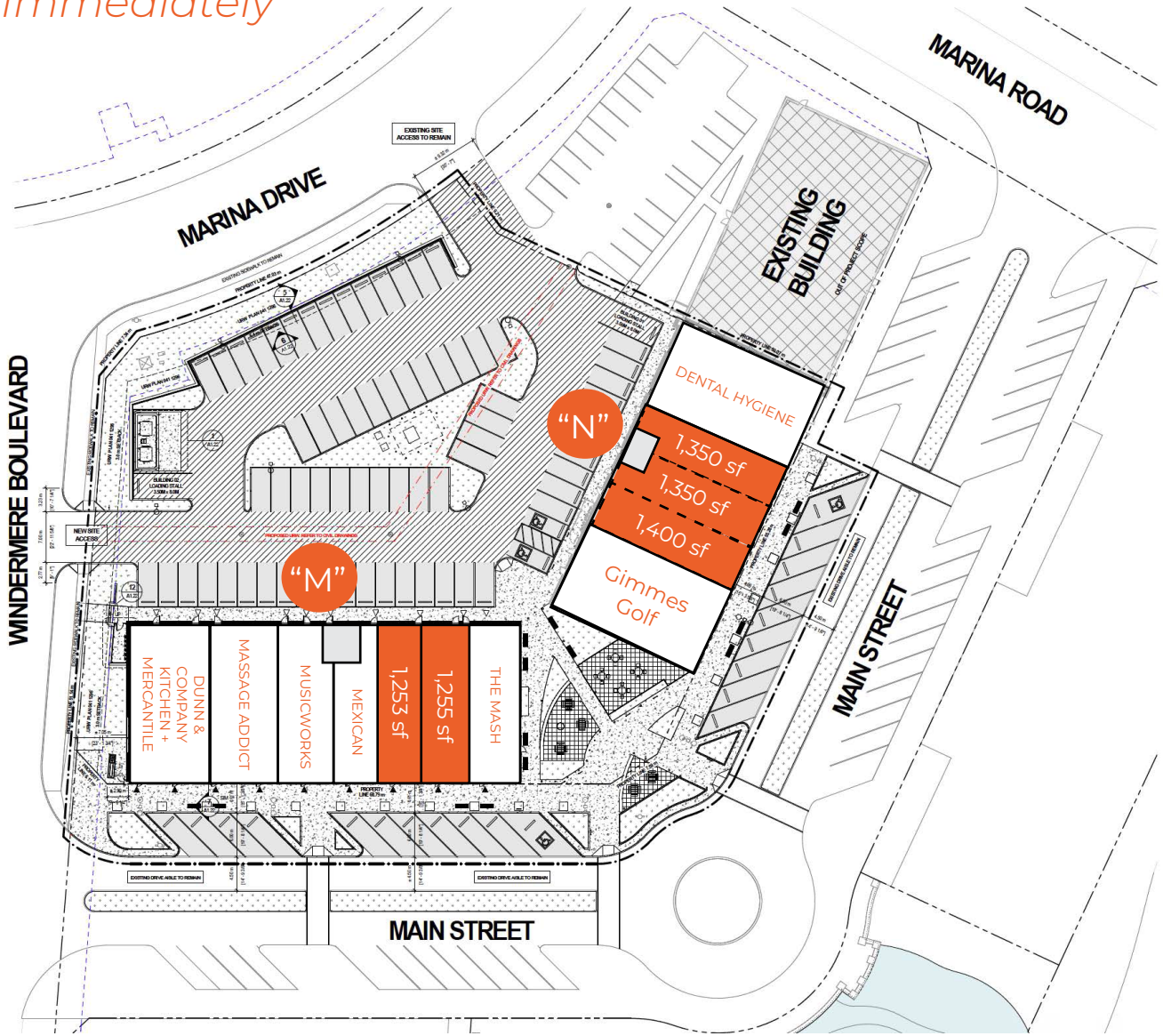
Available

Under Offer

SITE PLAN

BUILDING M & N

Available Immediately



Leased

Available

Under Offer

PERKS



LOCAL MARKET

28,316
Population

37
Avg. Age

$159,888
Avg. Household $

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