



MELCOR open
PROPERTY
GROUP

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: 1,255 sf
N: 4,100 sf*
*DEMISABLE

Rate

Market

Additional Rent \$10.06 (2026)

Term 10 Years

Availability Variable

SNAPSHOT

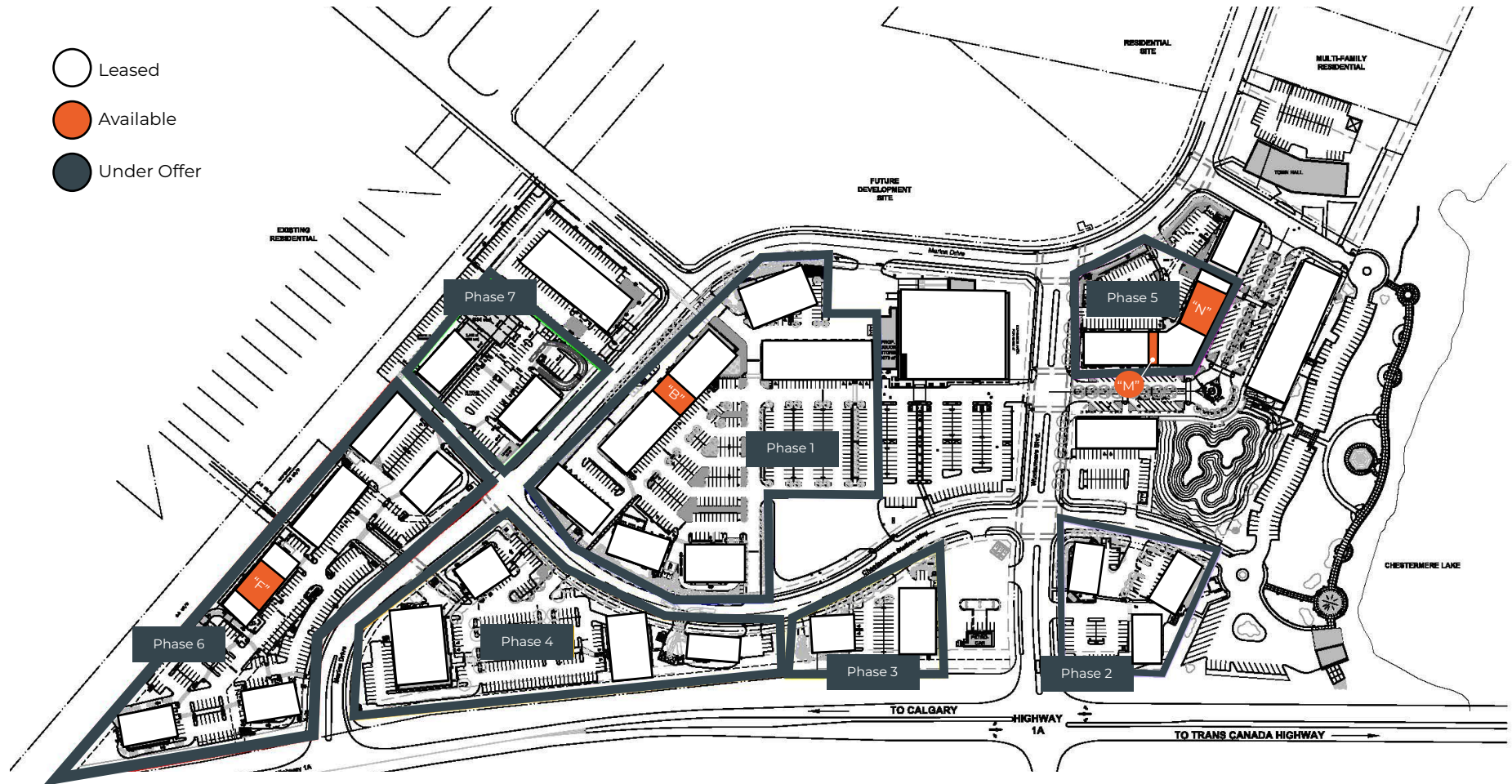
- A key commercial hub for Chestermere, benefiting from strong local loyalty while drawing regional traffic
- Direct connectivity to Highway 1 and Chestermere Blvd, providing seamless access to Calgary and the rapidly growing east corridor
- Located within one of the region's fastest-growing residential 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



- Leased
- Available
- Under Offer



**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

Phase 1:

Plantlife
Magic Nails and Spa
Lakeside Meat Masala
Sylvan Learning
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 Duperie
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
Moon Bubble Tea
Mexican QSR
Musicworks
Massage Addict
Cafe on the Corner

Phase 6:

Tirecraft
ATB
Little Caesar's Pizza
Cobs Bread
CIBC
Coffee QSR
Dairy Queen
Vanson Vietnamese
Mary Brown's
Yumesushi
Pita King
Early Minds

Phase 6:

Chestermere Registry
Floorify Canada
Knight Archer Insurance
Vape Store

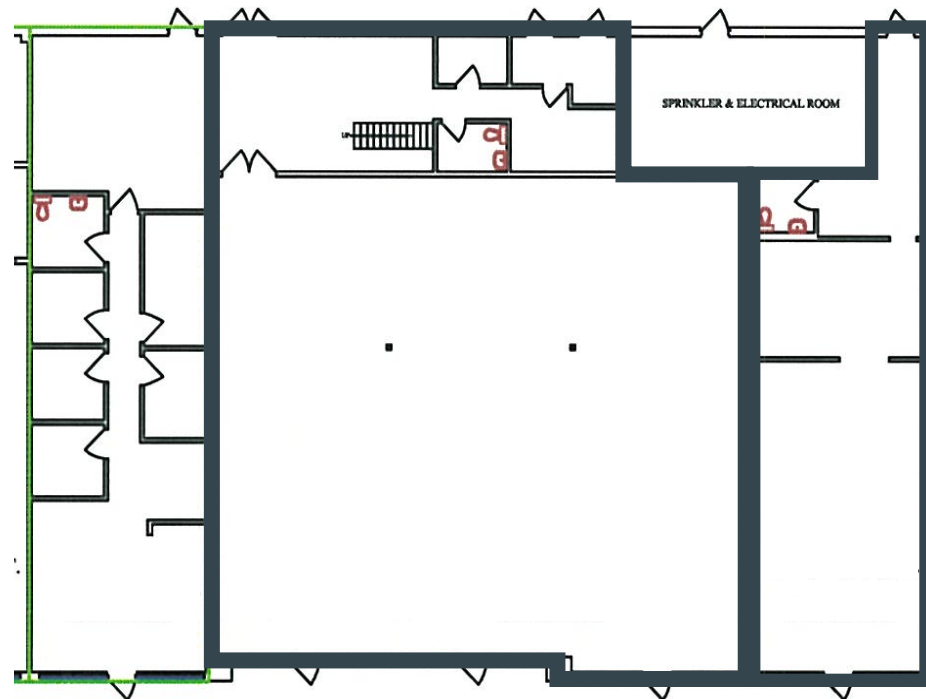
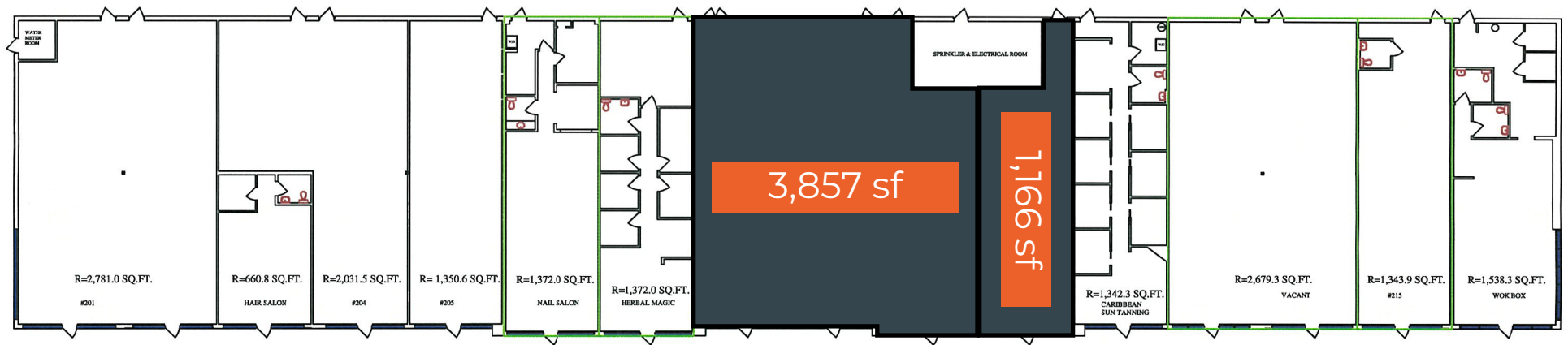
Phase 7:

Dollarama
The Kids Planet
The Canadian Brewhouse
Best Western Plus

SITE PLAN

BUILDING B

Available Immediately



- Leased
- Available
- Under Offer

SITE PLAN

BUILDING F

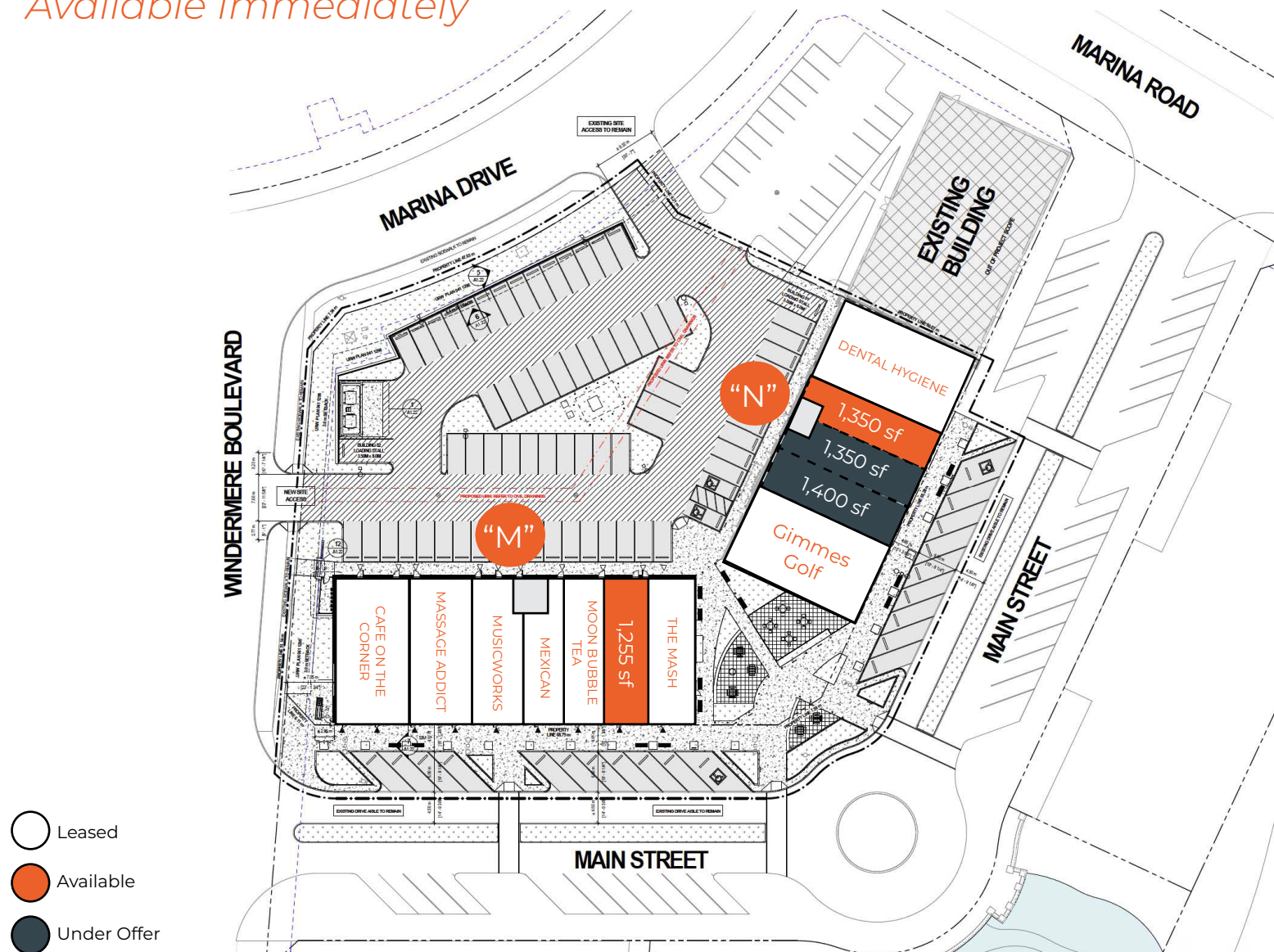
Available March 1, 2028



-  Leased
-  Available
-  Under Offer

BUILDING M & N
Available Immediately

BUILDING M & N
Available Immediately



PERKS



LOCAL MARKET

28,316
Population



37
Avg. Age



\$159,888
Avg. Household \$



OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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