

MELCOR open
PROPERTY
GROUP

CHESTERMERE STATION

📍 175 Chestermere Station Way
Chestermere, Alberta

*Be at the Centre of
Chestermere Living!*

THE DETAILS

Area	B: 3,857 sf
	F: 5,211 sf
	M: 1,255 sf
	N: 7,132 sf*
	*DEMISABLE
Rate	Market
Additional Rent	\$10.06 (2026)
Term	10 Years
Availability	Variable

SNAPSHOT

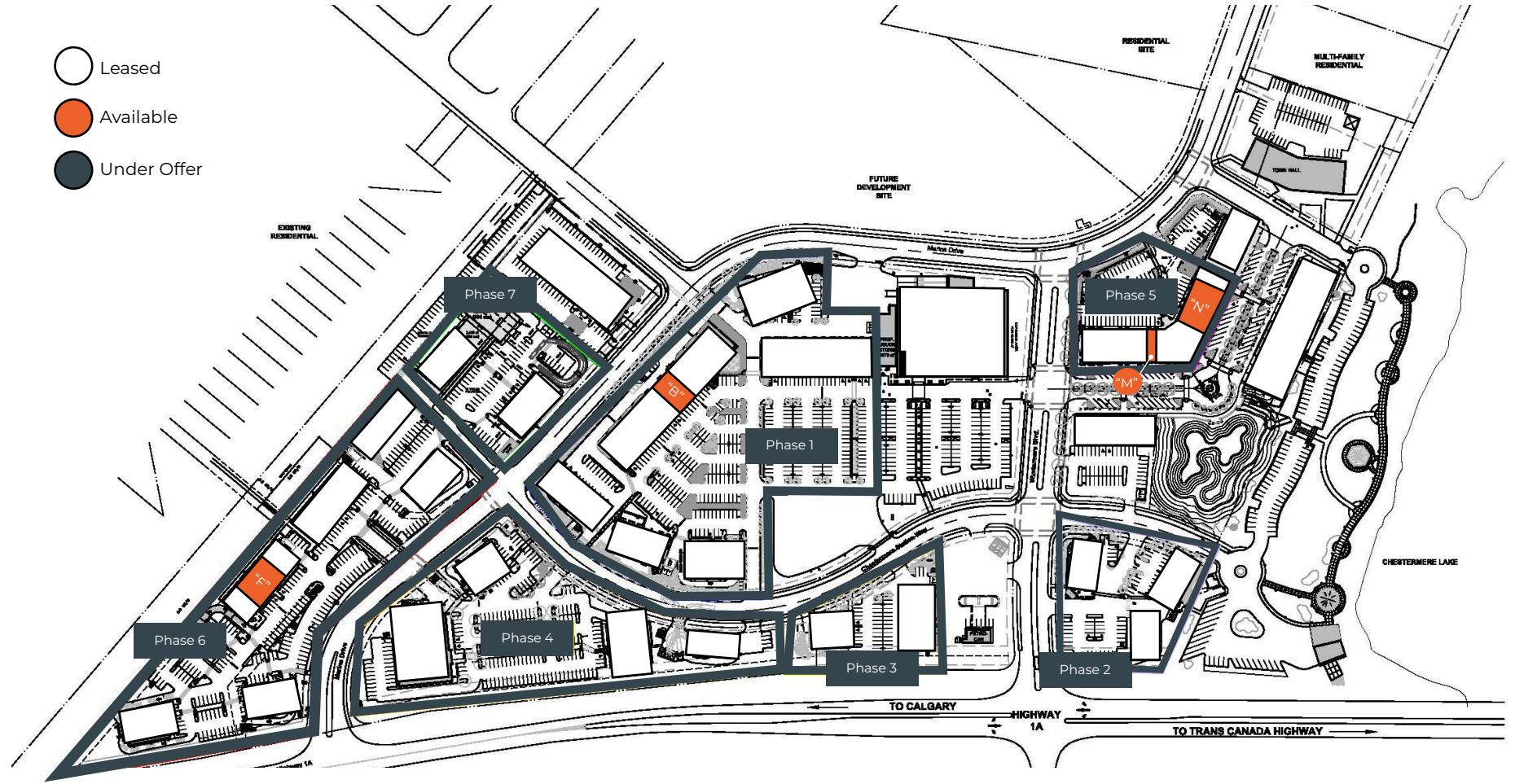
- A key commercial hub for Chestermere, benefiting from strong local loyalty while drawing regional traffic
- Direct connectivity to Highway 1 and Chestermere Blvd, providing seamless access to Calgary and the rapidly growing east corridor
- Located within one of the region's fastest-growing residential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



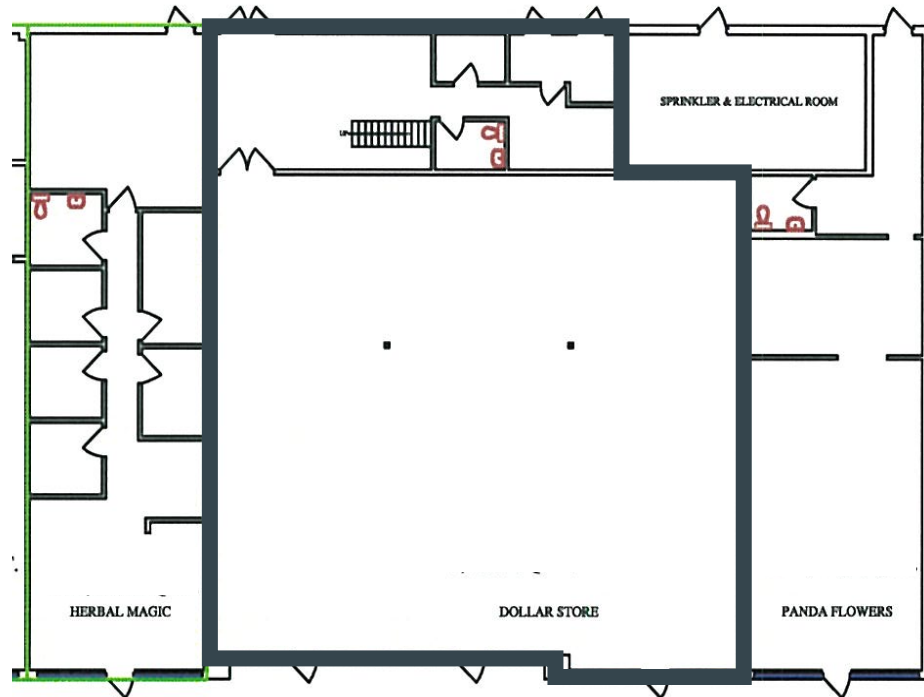
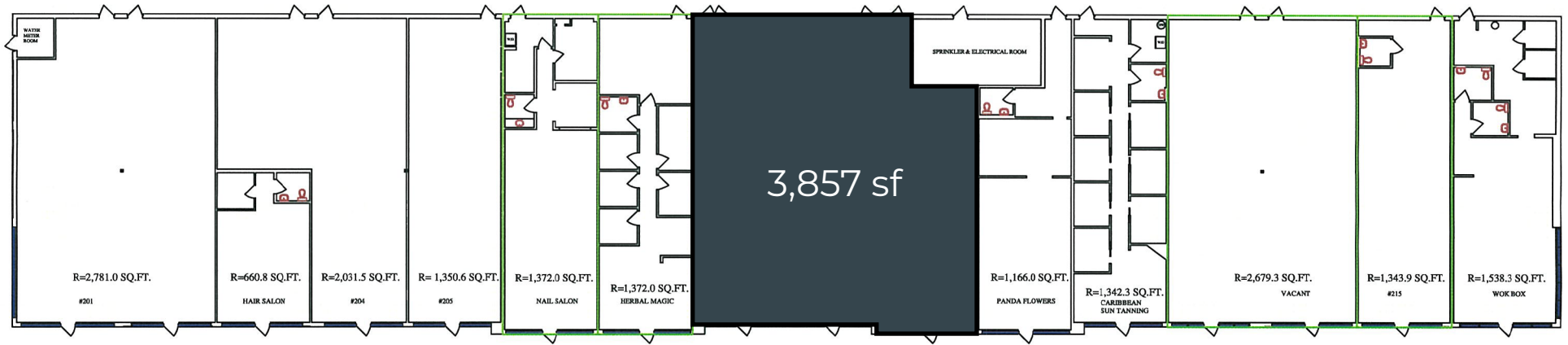
**JOIN
THE
MIX!**

- | | | | | | |
|---|--|---|--|--|--|
| <p>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</p> | <p>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</p> | <p>Phase 2:
Tim Horton's
A&W
La Diperie
Lavi Nails and Spa
ProMortgages</p> <p>Phase 3:
Petro Canada
Sobey's Liquor
TD Bank</p> <p>Phase 4:
Jiffy Lube</p> | <p>Phase 4:
Boston Pizza
Shoppers Drug Mart
RBC</p> <p>Phase 5:
Dental Hygiene
The Mash
Moon Bubble Tea
Mexican QSR
Musicworks
Massage Addict
Cafe on the Corner</p> | <p>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</p> | <p>Phase 6:
Chestermere Registry
Floorify Canada
Knight Archer Insurance
Vape Store</p> <p>Phase 7:
Dollarama
The Kids Planet
The Canadian Brewhouse
Best Western Plus</p> |
|---|--|---|--|--|--|

SITE PLAN

BUILDING B

Available Immediately

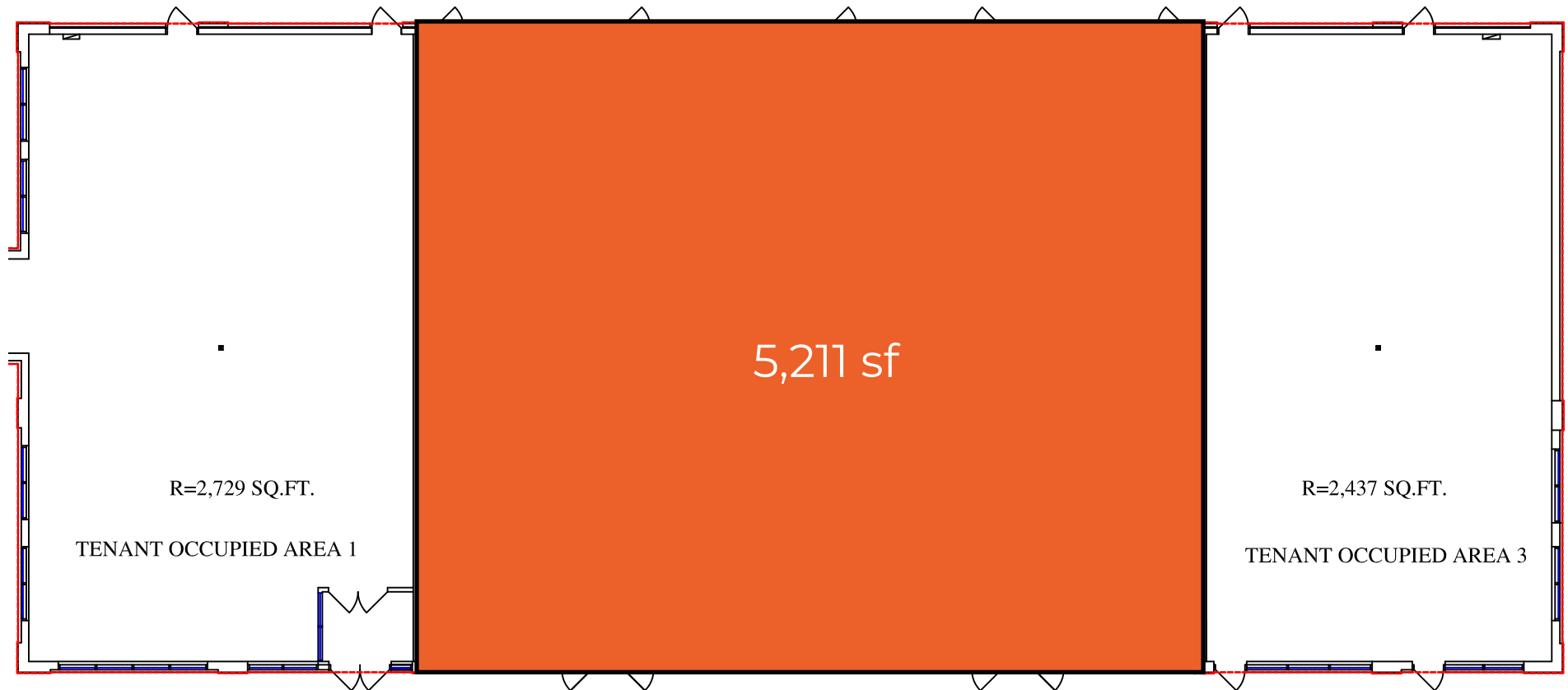


- Leased
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SITE PLAN

BUILDING F

Available March 1, 2028



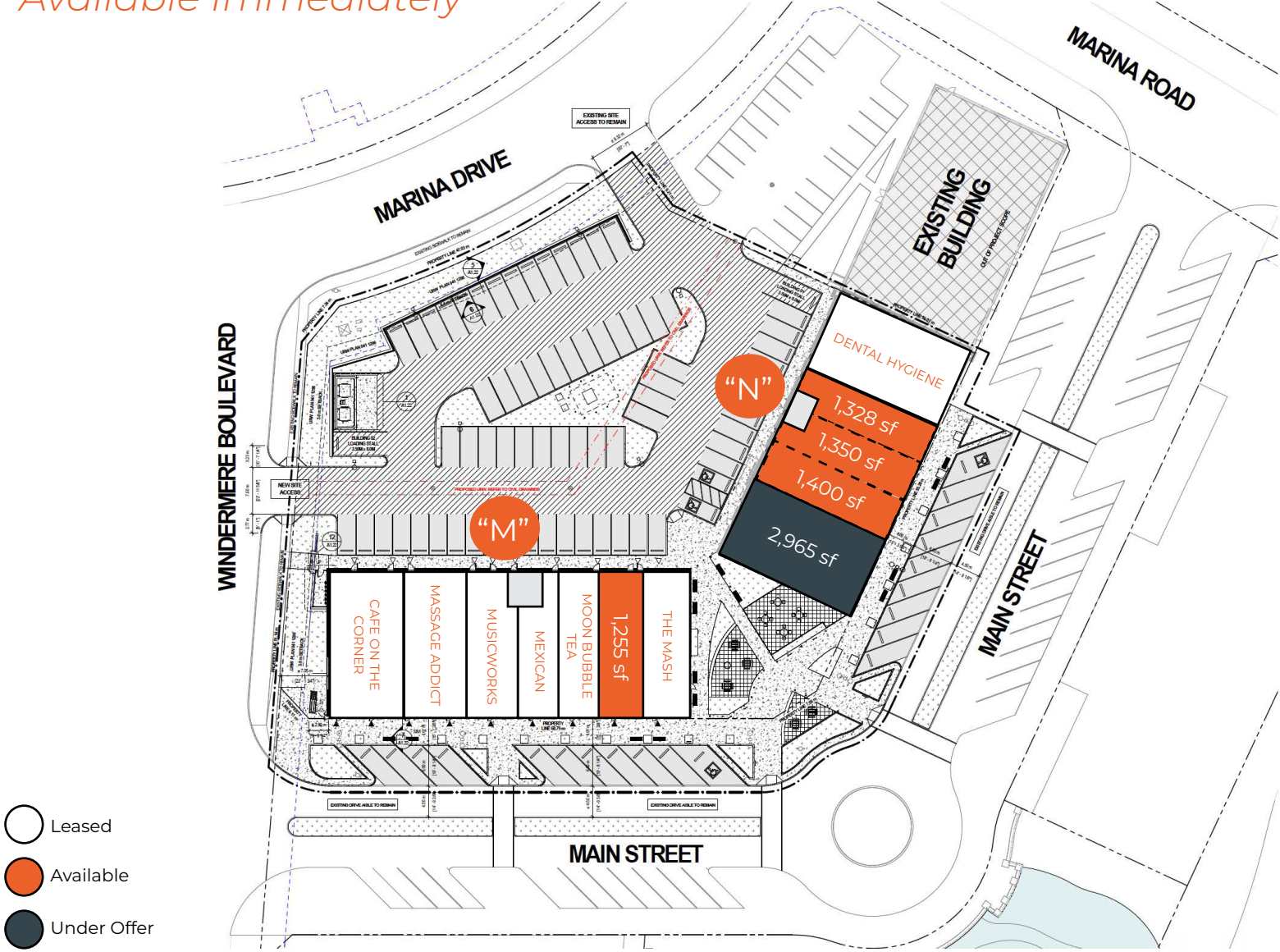
○ Leased

● Available

● Under Offer

SITE PLAN

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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