



**MELCOR open**  
PROPERTY  
GROUP

# CHESTERMERE STATION

 175 Chestermere Station Way  
Chestermere, Alberta

*Be at the Centre of  
Chestermere Living!*

# THE DETAILS

<b>Area</b>	B: 3,857 sf M: 1,255 sf N: 7,132 sf* <small>*DEMISABLE</small>
<b>Rate</b>	Market
<b>Additional Rent</b>	\$10.06 (2026)
<b>Term</b>	10 Years
<b>Availability</b>	Immediate

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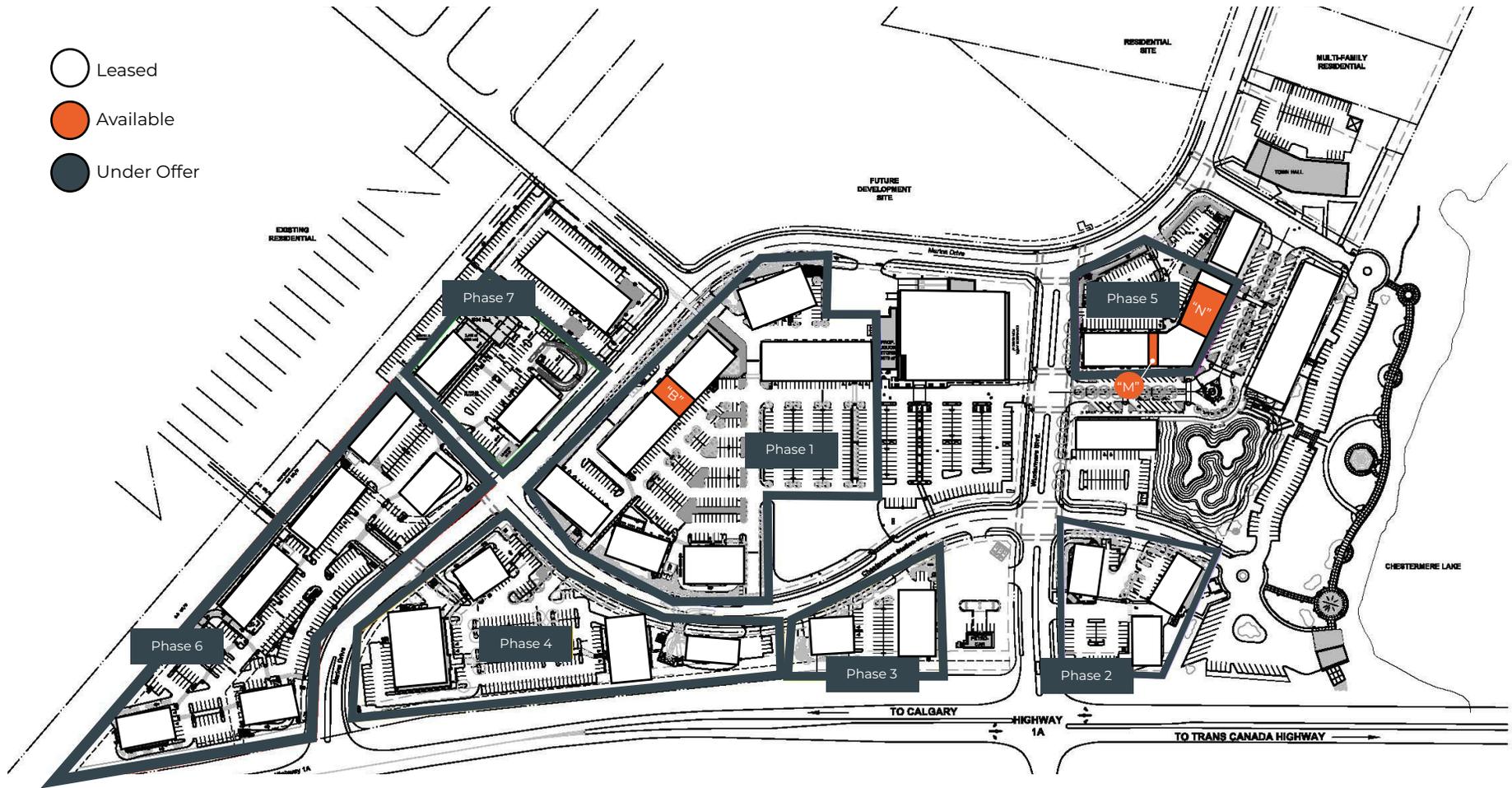
## SNAPSHOT

- 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

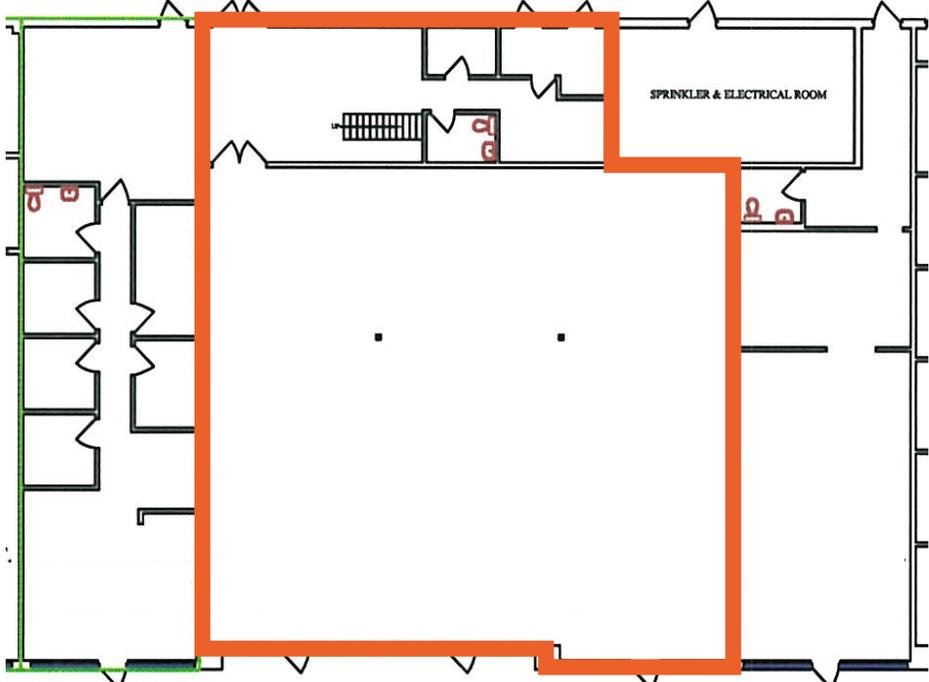
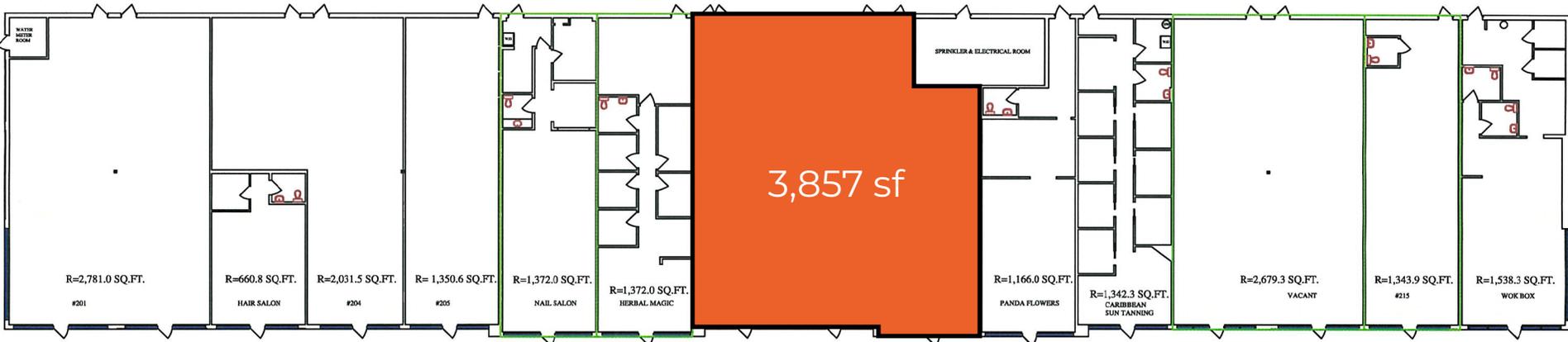
**Phase 6:**  
Tirecraft  
ATB  
Little Caesar's Pizza  
Cobs Bread  
CIBC  
Coffee QSR  
Dairy Queen  
Vanson Vietnamese  
Anytime Fitness  
Mary Brown's  
Yumesushi  
Pita King

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

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

# SITE PLAN

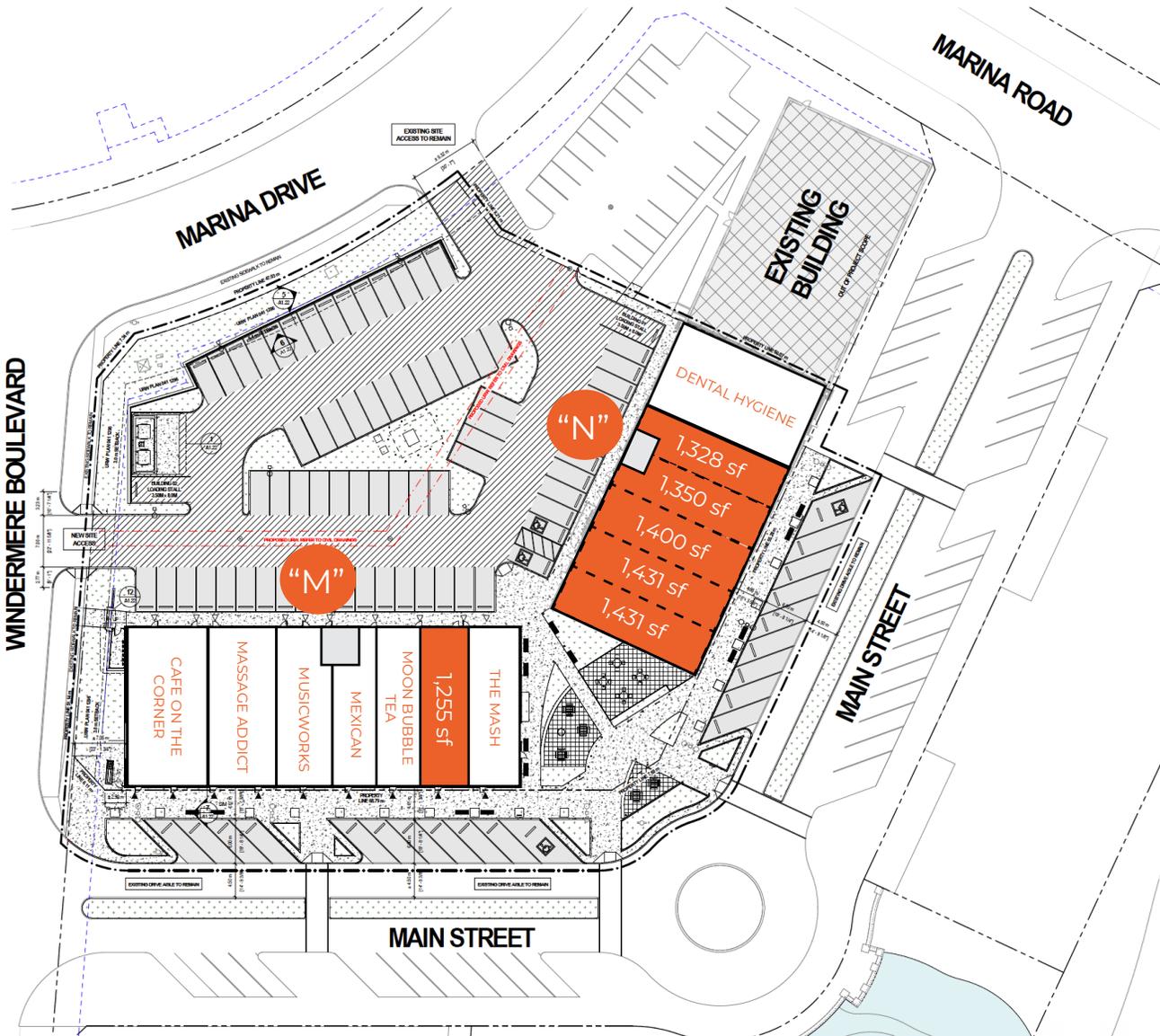
## BUILDING B



- Leased
- Available
- Under Offer

# SITE PLAN

## BUILDING M & N



- Leased
- Available
- Under Offer

# PERKS



## LOCAL MARKET

28,316  
Population



37  
Avg. Age



\$159,888  
Avg. Household \$



# OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

**HANI ABDELKADER**

President

403.807.9067

[hakader@openpg.ca](mailto:hakader@openpg.ca)

**MORENA IANNIELLO**

Vice President

403.797.0878

[mianniello@openpg.ca](mailto:mianniello@openpg.ca)

**JACOB ROBINSON\***

Senior Associate

403.805.9093

[jrobinson@openpg.ca](mailto:jrobinson@openpg.ca)

**KIRK STEINBERG\***

Senior Associate

403.969.8865

[ksteinberg@openpg.ca](mailto:ksteinberg@openpg.ca)

**EMMA MACISAAC**

Associate, Lead Account Manager

403.463.3581

[emacisaac@openpg.ca](mailto:emacisaac@openpg.ca)

[openpropertygroup.ca](http://openpropertygroup.ca)

**#601, 1000 Centre St. N**

Calgary, Alberta

T2E 7W6

**CANADA**

**\*Lead Contact**

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