

Chestermere Station

Chestermere, Alberta

Proudly Owned and Professionally Managed by

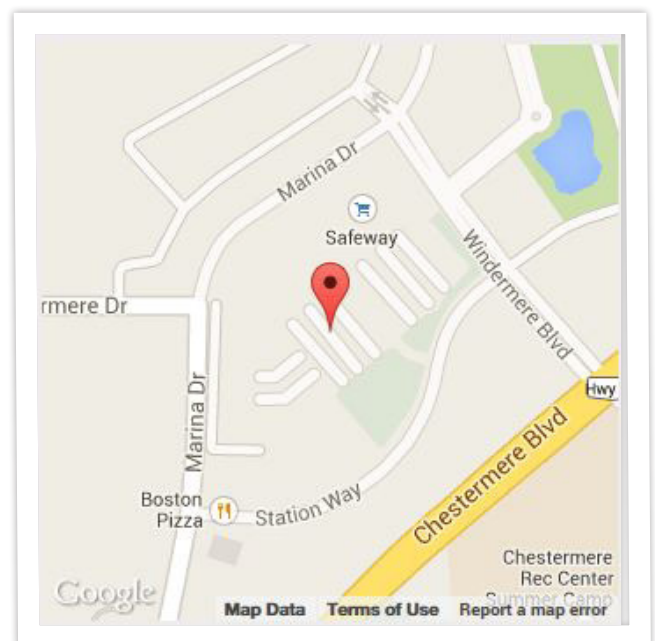
MELCOR | REIT

Property Features

- Exposure to high traffic volume
- Located directly off the TransCanada Highway
- Close proximity to several residential communities
- Professionally managed by Melcor REIT with signature Customer Care



Intersection	Highway 1A Marina Drive
Type	Retail
REIT Leasable Area	97,408 sf
Full Build Out	325,00 sf
Year Built	2006 - Ongoing
2018 Operating Costs	\$6.58 - \$8.71/sf
Traffic Count	<ul style="list-style-type: none"> • Highway 1A: 22,960 • Yankee Valley: 33,050 (2011)
Trade Area Population	Primary: 55,723 Secondary: 47,758 10 Minute Drive Time: 36,168
Household Income	Primary: \$119,324 Secondary: \$122,263 10 Minute Drive Time: \$121,040
Major Tenants	<ul style="list-style-type: none"> • Safeway • TD Bank • RBC Bank • Tim Hortons • Starbucks



Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at care.melcor.ca. We'll respond to you within 30 minutes.

MELCOR | REIT

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For additional information or a tour, please contact:

Leasing
780.945.4812