



WATERFORD STATION

COMMERCIAL OPPORTUNITIES

20 ACRES OF RETAIL SPACE AT WATERFORD STATION IN SYLVAN LAKE

Inspired investment & retail opportunities

Blackstone Developments has a vision for what will become one of the most unique communities in Central Alberta. With unparalleled attention to detail and aesthetic design, we're developing a residential setting, named Sixty West, focused on preserving and respecting the beauty of Sylvan Lake with over 25 acres of trees, parks, ponds and trails. As a component of this bold community vision, we are creating a pedestrian-friendly shopping and social hub that will become a destination for residents of Sixty West and all of west Sylvan Lake. Welcome to Waterford Station!

Connecting a community

As part of the vibrant, waterfront community of Sylvan Lake, Waterford Station will be central to the growth and future of the area. With 75% of current retail floor space in Sylvan Lake concentrated on the eastern edge of town, there is a large retail gap for residents in the west

Located at 60th Street and Memorial Trail, Waterford Station will become a commercial node connecting a much-needed grocery, pharmacy, service, and retail amenities to the 8,500 existing residents in the area and the 3000+ new residents expected to relocate over the next five years. This is an opportunity to provide a retail experience that enhances and upholds the values of the community.

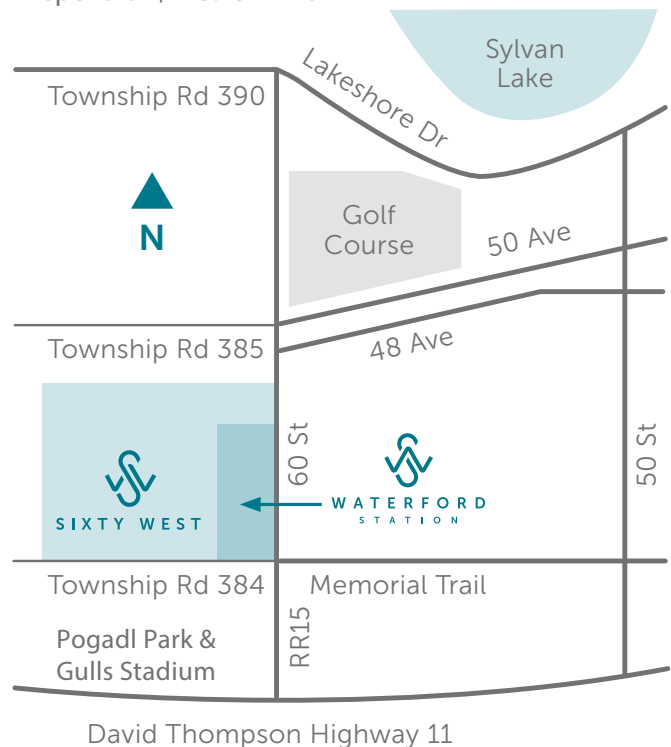
Our vision for Waterford Station is to provide the ideal environment where people can shop, dine, celebrate, laugh, and connect with each other.

Waterford Station is an essential part of the future of Sixty West. Land work began in the Spring of 2018 and Phase II is now underway.

Come and be part of the future of Sylvan Lake.

A QUICK LOOK AT WATERFORD STATION

- 20 acres of retail and commercial space available
- Positioned to become the shopping and social hub for Sylvan Lake and the growing, surrounding areas
- Access to Highway 11 via 60th Street, with a new traffic circle for convenient access into Sylvan Lake
- Sylvan Lake has the second highest growth rate of any community in Alberta, with an ongoing projected growth rate of 4.8% per year¹
- Average total income of economic family in 2020: \$120,000
- First commercial area (over 1.5 acres) currently offering a pharmacy, daycare, spa, restaurant and fitness centre.
- 1 Million visitors per year, with estimated annual spend of \$243.45 million¹



¹ Town of Sylvan Lake, Economic Profile 2016-17, <http://www.sylvanlake.ca/uploads/SylvanLakeWEBProfile.pdf>

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