



**W A T E R F O R D**  
**S T A T I O N**

**COMMERCIAL OPPORTUNITIES**

**18 ACRES OF RETAIL SPACE COMING SOON TO SYLVAN LAKE**

# Inspired investment & retail opportunities

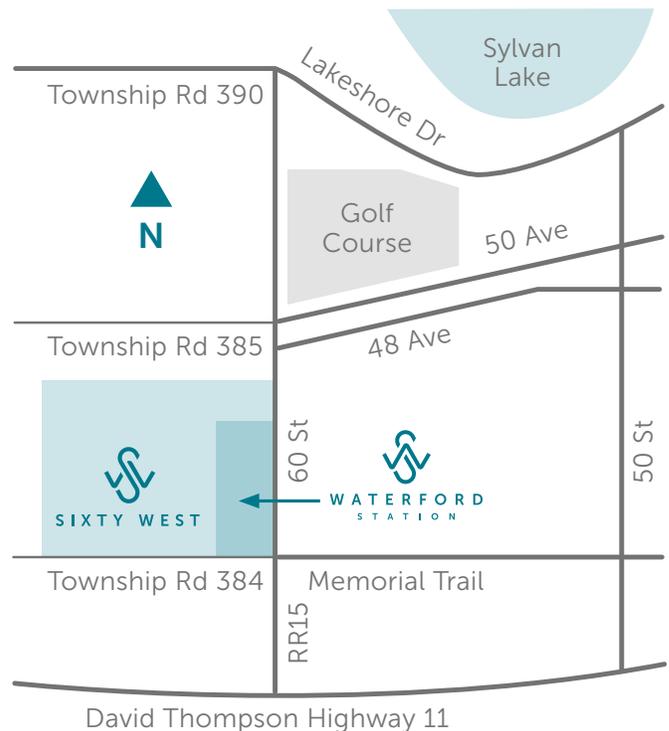
Blackstone Developments has a vision for what will become one of the most unique communities in Central Alberta. With unparalleled attention to detail and aesthetic design, we're developing a residential setting, named Sixty West, focused on preserving and respecting the beauty of Sylvan Lake with over 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 much-needed grocery, pharmacy, service, and retail amenities to the 8,500 existing residents in the area and the 1,700+ new residents expected to relocate to Sixty West 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.

## A QUICK LOOK AT WATERFORD STATION

- 18 acres of retail and commercial space available
- Positioned to become the shopping and social hub for west Sylvan Lake, a growing and underserved community
- Convenient access to Highway 11 via 60th Street, one of only two major access roads 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 year<sup>1</sup>
- Median household income for 2015: \$104,2471
- 1 Million visitors per year, with estimated annual spend of \$243.45 million<sup>1</sup>



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

Waterford Station is an essential part of the future of Sixty West. Land work began on Sixty West in July 2016, with Waterford Station construction scheduled to begin in spring 2017. Come and be part of the future of Sylvan Lake.

For more information or inquiries on commercial or investment opportunities, contact:

### Blackstone Developments Inc.

Box 8987 Sylvan Lake, AB, T4S 1S6  
www.sixtywest.ca info@sixtywest.ca  
Tel. 403-887-0780 Fax 403-887-0708