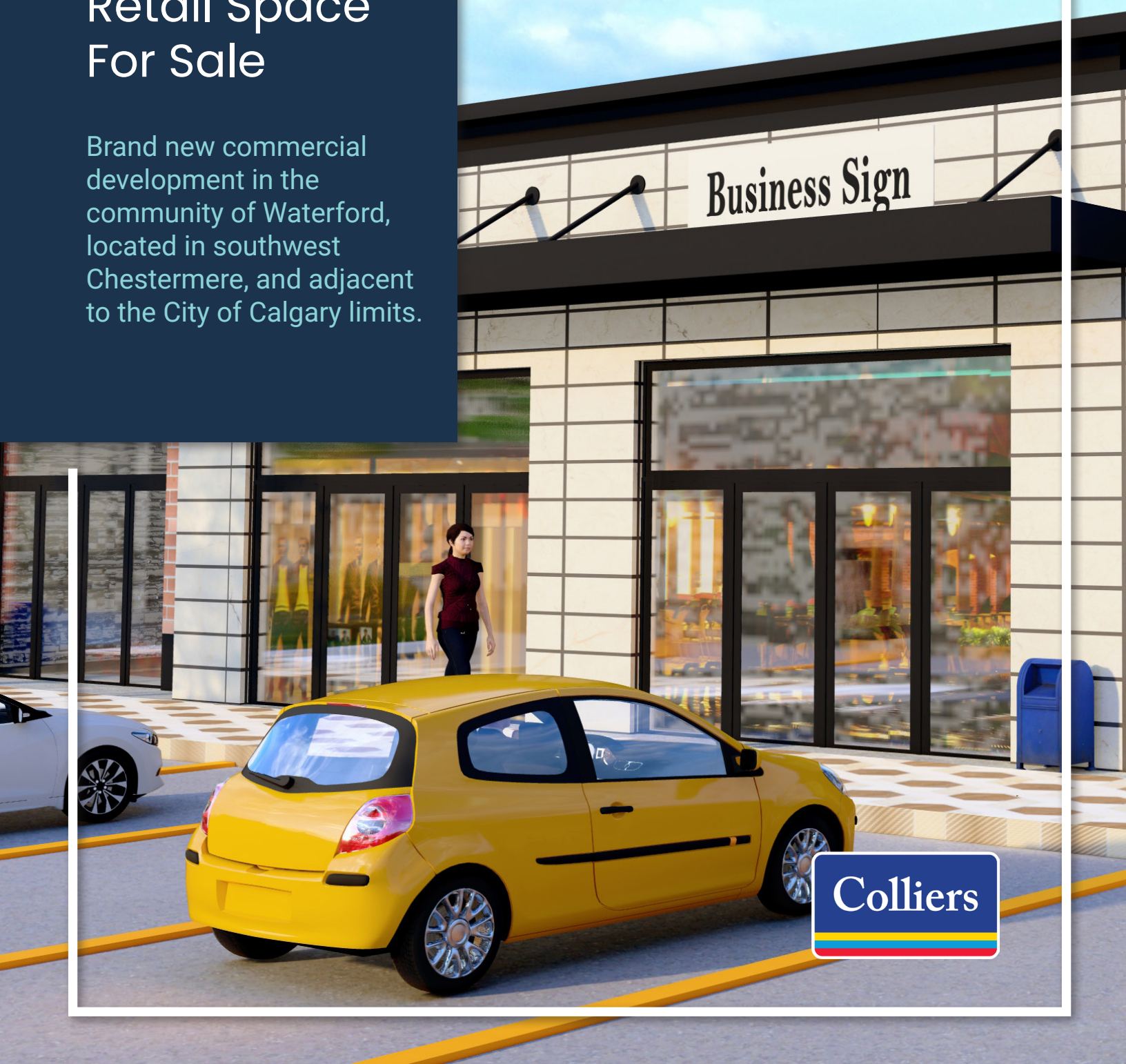


WATERFORD

Commercial

Retail Space For Sale

Brand new commercial development in the community of Waterford, located in southwest Chestermere, and adjacent to the City of Calgary limits.



Colliers



Retail units now available for sale.
Completion expected in 2026.

Property Overview

A **Chestermere** community with a small-town feel and big city amenities

Civic Address	128 & 172 Waterford Blvd.	Available Area	Building A:	3,726 SF	Available for Sale
Location	Chestermere		Building B:	3,442 SF	Units B4 & B5 C/S
Zoning	C - Local Commercial District		Building C:	4,313 SF	SOLD
Site Area	2.5 acres		Building D:	3,505 SF	Available for Sale
Parking	81 proposed parking stalls		Building E:	2,576 SF	SOLD
Sale Price	Market Rates		Building F:	3,263 SF	SOLD
Completion	Q4 2026 - Q1 2027		Building G:	7,829 SF	SOLD

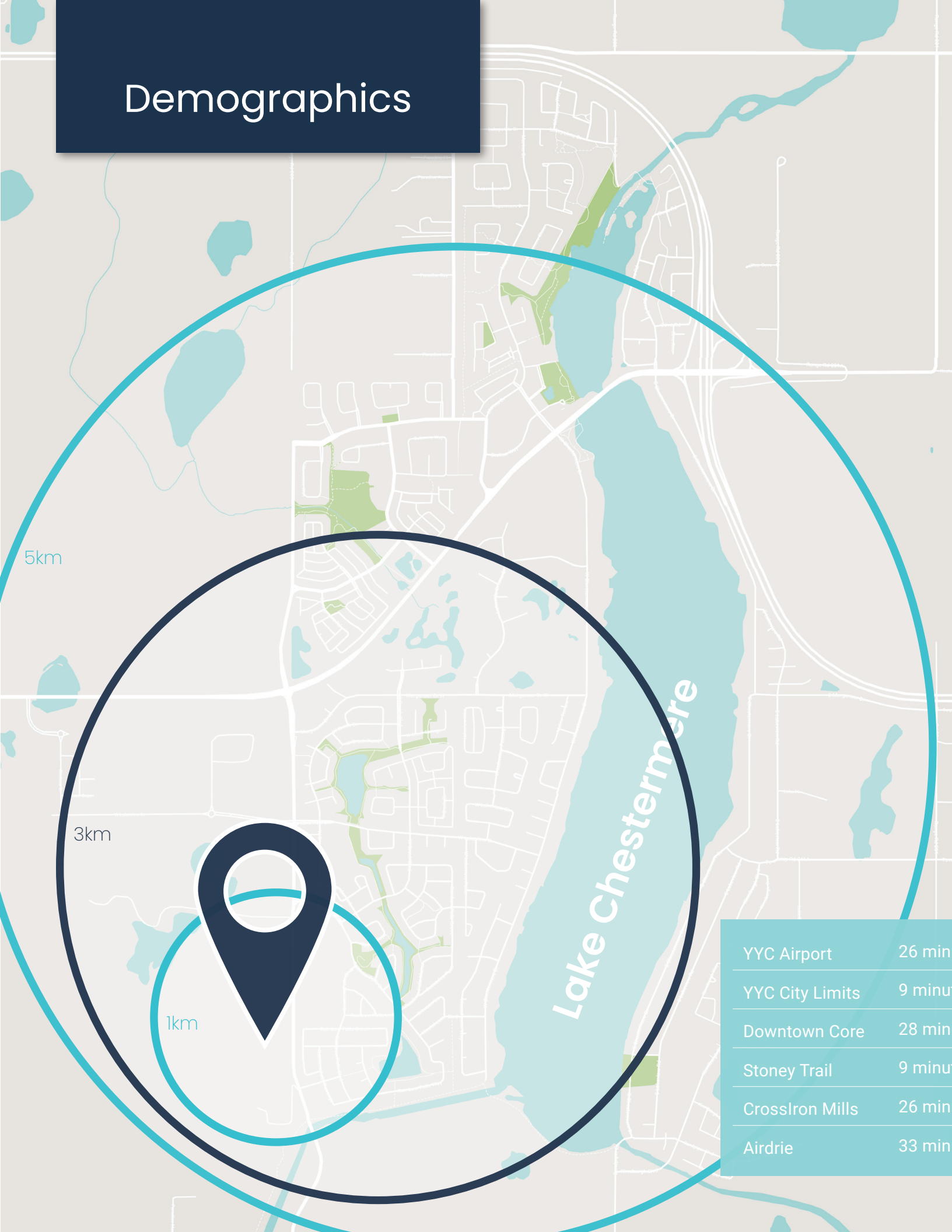
Construction Update: February 2026



Construction Update: February 2026



Demographics



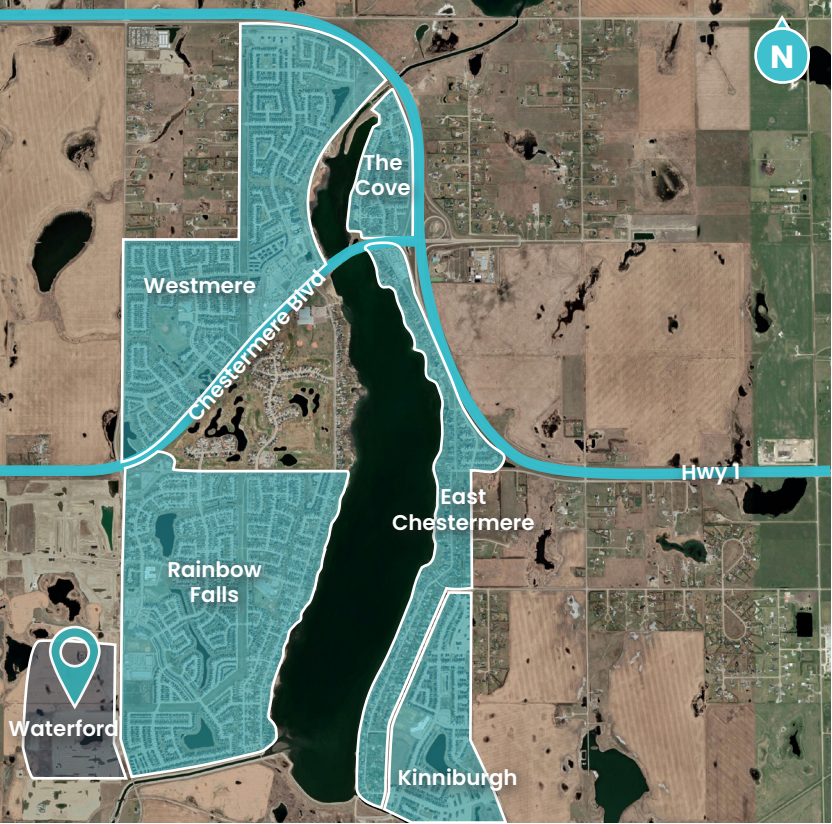
Locate your business in southwest Chestermere, a rapidly growing community with over 24,000 residents living within 5km of the site.

Total Population	0-1 km	0-3 km	0 -5 km
2025 (estimated)	3,582	18,063	28,226
2030 (projected)	4,866	22,678	34,948
2035 (projected)	5,902	26,663	42,379

2025 (estimated)	0-1 km	0-3 km	0 -5 km
Median Age	36.7	37	37.7
Average Household Income	\$174,027	\$180,006	\$174,654
Languages Spoken at Home	English	English	English

YYC Airport	26 minutes
YYC City Limits	9 minutes
Downtown Core	28 minutes
Stoney Trail	9 minutes
CrossIron Mills	26 minutes
Airdrie	33 minutes

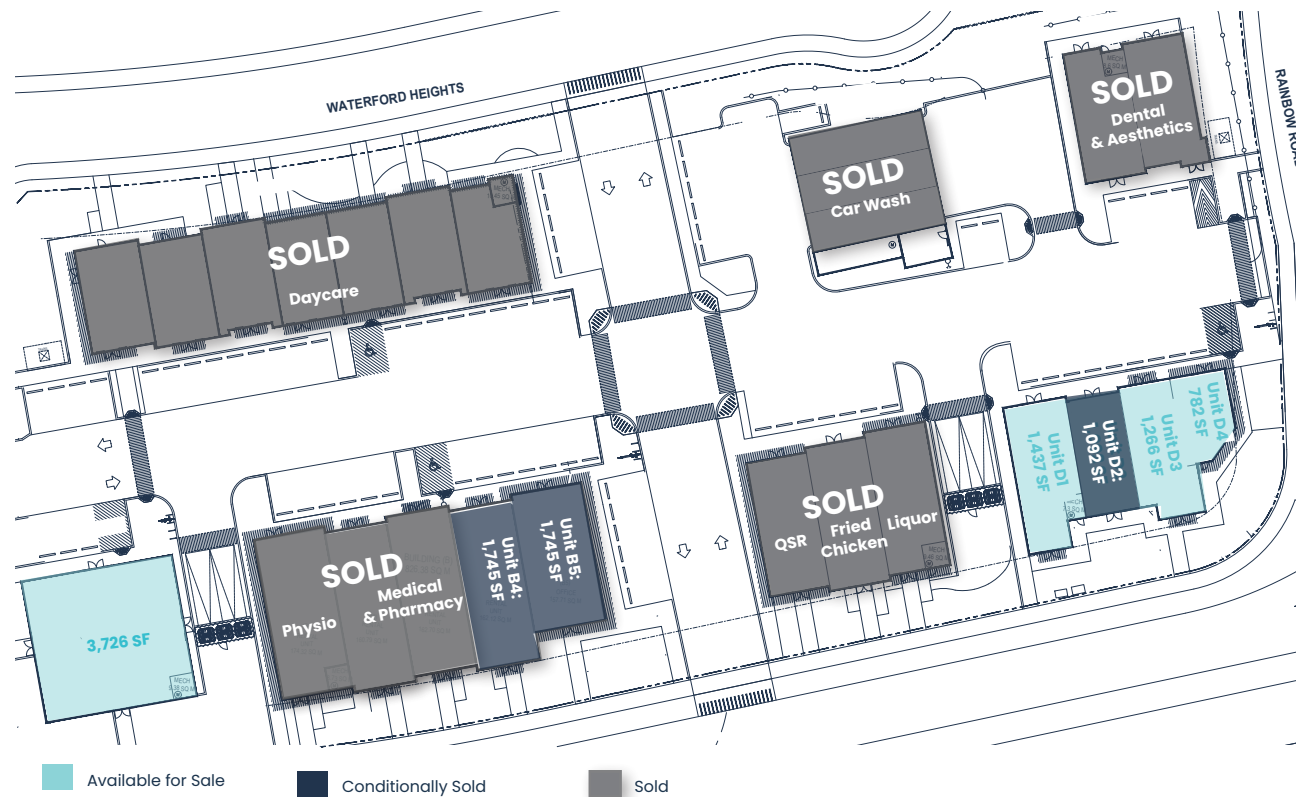
Westmere
Current pop. (2024) 11,239
Projected pop. (2029) 12,580
The Cove
Current pop. (2024) 1,170
Projected pop. (2029) 1,439
Rainbow Falls
Current pop. (2024) 11,474
Projected pop. (2029) 13,370
East Chestermere
Current pop. (2024) 5,008
Projected pop.(2029) 5,786
Kinniburgh
Current pop. (2024) 2,140
Projected pop. (2029) 2,638



Community Site Plan



Overall Site Plan



Potential Uses Available

Accessory Food Service	Financial Institution	Pizza Store	Telecommunication services
Cannabis Store	Fitness Centre	Pharmacy	Vape Shop
Convenience Store	Massage Therapy	Physio and Chiropractor	Veterinary Clinic
Fashion Store	Medical Clinic	Salon/Barber	
Grocery	Pet Care Service	Specialty Food Store	
Dental	Daycare/Childcare		

WATERFORD

Commercial

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