



# CONCEPT.

INVESTMENT PARTNERS LTD

LETHBRIDGE

# 1313 CONDOS



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INVESTMENT PARTNERS LTD

1313 30 St. N, Lethbridge

[www.conceptip.ca](http://www.conceptip.ca)



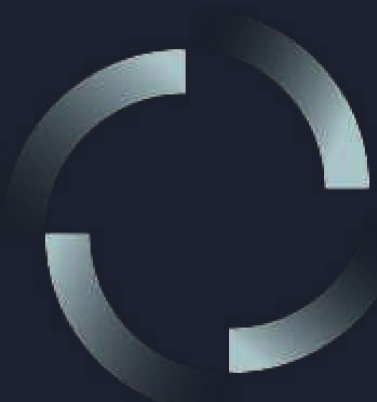
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- Take your dreams of a space for hobbies, vehicles or even business to the next level with our Eight-Bay Personal Warehouse at Broadcast Business Park. With full customization options available, you can create that ideal spot where friends gather, cars get worked on and projects come together! With each bay containing a multi-purpose room plus an expansive open warehouse area - the possibilities are limitless when you have personalized space of this magnitude

## PROPERTY DETAILS

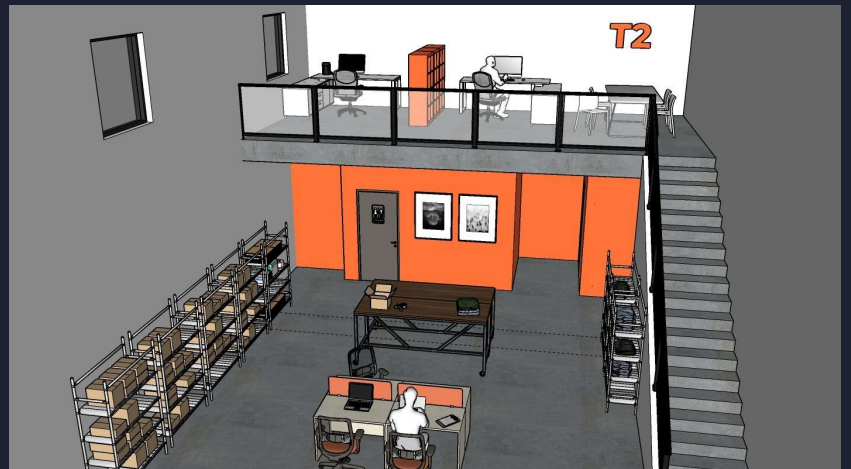
- Steel frame Construction
- High Ceilings
- Option to add Mezzanine
- Gate-Secured Yard Space
- Mixture of Uses (Storage or Running a Business)
- High Overhead Doors (with Remote Control)
- For Sale or For Lease
- Condominiumized, all exterior maintenance taken care of.





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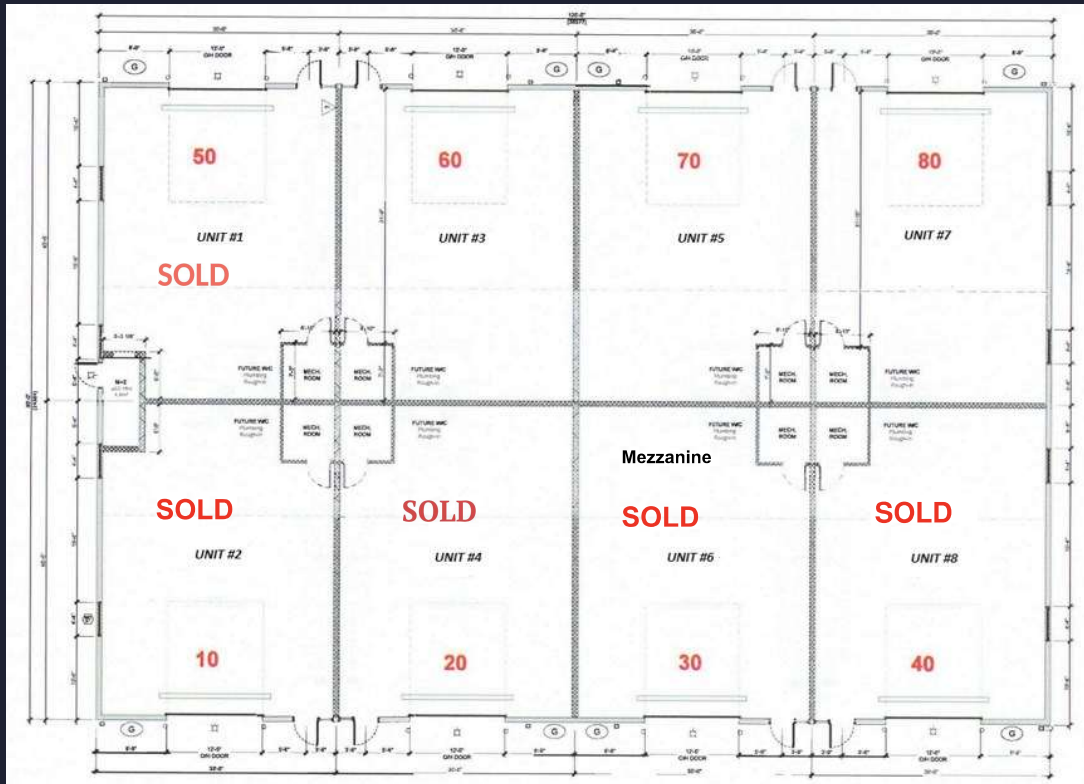




## Demographics

BUSINESSES			POPULATION & HOUSEHOLD SUMMARY			INCOME		
<b>Major Retailers</b>			<b>0 - 3 km CSD</b>			<b>0 - 3 km CSD</b>		
<u>Retailer Name</u>	<u>Address</u>	<u>Dist. (km)</u>	2016 Population (Census)	28,089	95,522	Under \$20K	1,163	3,985
Dollarama	3019 26Th Ave. N.	1.09	2022 Population Estimate	29,606	103,585	\$20 - \$40K	2,131	6,663
Walmart Canada	3195 26Th Ave N	1.26	2025 Population Projection	31,496	110,813	\$40 - \$60K	2,257	6,901
Canadian Tire	1240 - 2Nd Avenue A No...	2.75	% Pop. Change (2016-22)	5.4%	8.4%	\$60 - \$80K	1,862	5,536
Dollarama	104 13Th St N	2.77	% Pop. Change (2022-25)	6.4%	7.0%	\$80 - \$100K	1,793	5,737
Staples Canada	501 1St Avenue South	3.61	Families in Private HHs	8,547	29,144	\$100 - \$125K	1,230	4,330
Dollarama	501 1 Ave	3.63	Couple census families	6,916	24,834	\$125 - \$150K	849	3,546
Winners	501 First Avenue South	3.64	Without children	3,731	13,180	\$150 - \$200K	713	3,781
Dollarama	1131 Mayor Magrath Dr S	4.23	With children	3,184	11,654	\$200K +	206	1,670
<b>Grocery &amp; Drug Stores</b>			Average Persons Per Family			Average Household Income		
<u>G &amp; D Name</u>	<u>Address</u>	<u>Dist. (km)</u>	2.8	2.8	\$ 78,238	\$ 78,238	\$ 93,123	\$ 93,123
Shoppers Drug Mart	3071 26Th Avenue North	1.04	<b>% Population - 0 - 3 km</b>			<b>% Households by Income - 0 - 3 km</b>		
Sobeys	327 Bluefox Blvd N	1.20						
Nofrills	425 13Th St N	2.18	<b>% Household Size - 0 - 3 km</b>					
Save-On-Foods Canada	1240 2nd Avenue A N	2.83						
Shoppers Drug Mart	501 First Ave S	3.59						
Wholesale Club	1706 Mayor Magrath Dr ...	4.89						
<b>Banks</b>								
<u>Bank Name</u>	<u>Address</u>	<u>Dist. (km)</u>						
Canadian Imperial Bank of C	515 - 13th Street North	1.35						
Scotiabank Canada	425 13 St N	1.39						
BMO Financial	230 13th St N	1.57						
Canadian Imperial Bank of C	701 - 4th Avenue South	2.31						
Royal Bank of Canada	614 4th Ave S	2.37						
BMO Financial	606 4th Avenue South	2.39						
Scotiabank Canada	324 1st Avenue South	2.41						
TD Canada Trust	200 4th Ave S, Unit 156	2.47						
Royal Bank of Canada	1139 Mayor Magrath Dr	2.65						

# UNITS PLAN



# PRICE LIST

Unit	Dimensions	Price	
10	<b>SOLD</b>		
20	<b>SOLD</b>		
30	<b>SOLD</b>		<b>Mezzanine</b>
40	<b>SOLD</b>		End Unit
50	<b>SOLD</b>		Visible From Street
60	1200 SQFT	\$ 319,900.00	
70	1200 SQFT	\$ 299,900.00	
80	1200 SQFT	\$ 319,900.00	End unit

## Robert Kinniburgh

Associate

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# BANKERS

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REAL ESTATE



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Business Park

WHERE **AGRI-BUSINESS**  
COMES TO **GROW**

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## BOUTIQUE DEVELOPMENT—Shaping Communities

260 - 719 4th Ave S.  
Lethbridge, AB T1J 0P1

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