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INVESTMENT PARTNERS LTD



BROADCAST
Business Park

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

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15th Avenue & 29th Street N, Lethbridge AB



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Property Profile

- ◇ Opportunity 0.5 - 1.00 acre lots
- ◇ Legal 2011529;6;28;51
- ◇ Zoning Urban Innovation (U-I)
- ◇ Sale Price Starting low 195's
- ◇ Possession Immediately

Property Details

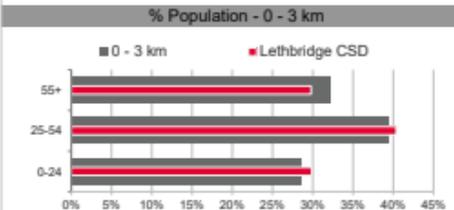
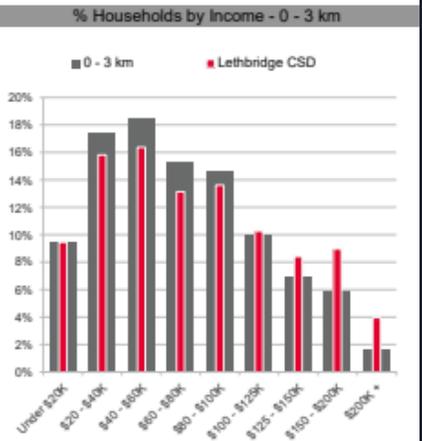
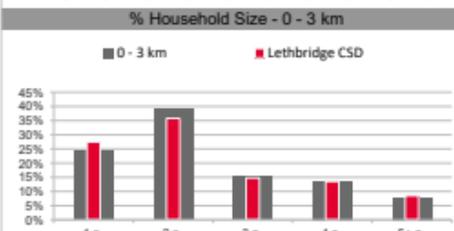
- ◇ Fibre Optic High Speed Internet
- ◇ High Visibility Location
- ◇ Built to Suit Opportunity
- ◇ All City Services On Site
- ◇ Excellent Access off 28th Street North
- ◇ Located around Commercial & Residential

LOT PRICING

| Address | Lot | Lot Dimensions (ft) | Acres | Influence | Price | Availability |
|------------------------|-----|---------------------------|-------|------------------|----------------|--------------|
| 2911 15th Ave North | 28 | 148 x 301 | 1.06 | Corner | 425,000 | Available |
| 2941 15th Ave North | 29 | 147 x 317 | 1.07 | Rectangle | 425,000 | Available |
| 2971 15th Ave North | 30 | 133 x 317 x 165 x 292 | 1.07 | Irregular | 400,000 | Available |
| 3003 15th Ave North | 31 | 55 x 317 x 211 x 53 x 347 | 1.07 | Pie | 365,000 | Available |
| 3033 15th Ave North | 32 | 77 x 348 x 337 x 333 | 1.06 | Pie | 380,000 | Available |
| 1453 30th Street North | 33 | 190 x 233 x 187 x 251 | 1.07 | Irregular | 395,000 | Available |
| 1393 30th Street North | 34 | 185 x 251 | 1.07 | Rectangle | 395,000 | Available |
| 1313 30th Street North | 35 | 185 x 251 | 1.07 | Rectangle | SOLD | |
| 1253 30th Street North | 36 | 185 x 251 | 1.07 | Shop | SOLD | |
| 1213 30th Street North | 37 | 185 x 251 | 1.07 | Rectangle | SOLD | |
| 1481 29th Street North | 38 | 115 x 374 | 0.99 | 3 sided Frontage | SOLD | |
| 1441 29th Street North | 39 | 115 x 374 | 1.01 | Double Frontage | PENDING | |
| 1401 29th Street North | 40 | 116 x 187 | 0.5 | Tier 1 | 225,000 | Available |
| 1351 29th Street North | 41 | 116 x 187 | 0.5 | Tier 1 | SOLD | |
| 1301 29th Street North | 42 | 116 x 187 | 0.5 | Tier 1 | SOLD | |
| 1271 29th Street North | 43 | 116 x 187 | 0.5 | Tier 1 | SOLD | |
| 1241 29th Street North | 44 | 116 x 187 | 0.5 | Tier 1 | SOLD | |
| 1211 29th Street North | 45 | 116 x 187 | 0.5 | Tier 1 | 225,000 | Available |
| 1212 30th Street North | 46 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |
| 1242 30th Street North | 47 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |
| 1272 30th Street North | 48 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |
| 1302 30th Street North | 49 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |
| 1352 30th Street North | 50 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |
| 1402 30th Street North | 51 | 116 x 187 | 0.5 | Tier 2 | 195,000 | Available |

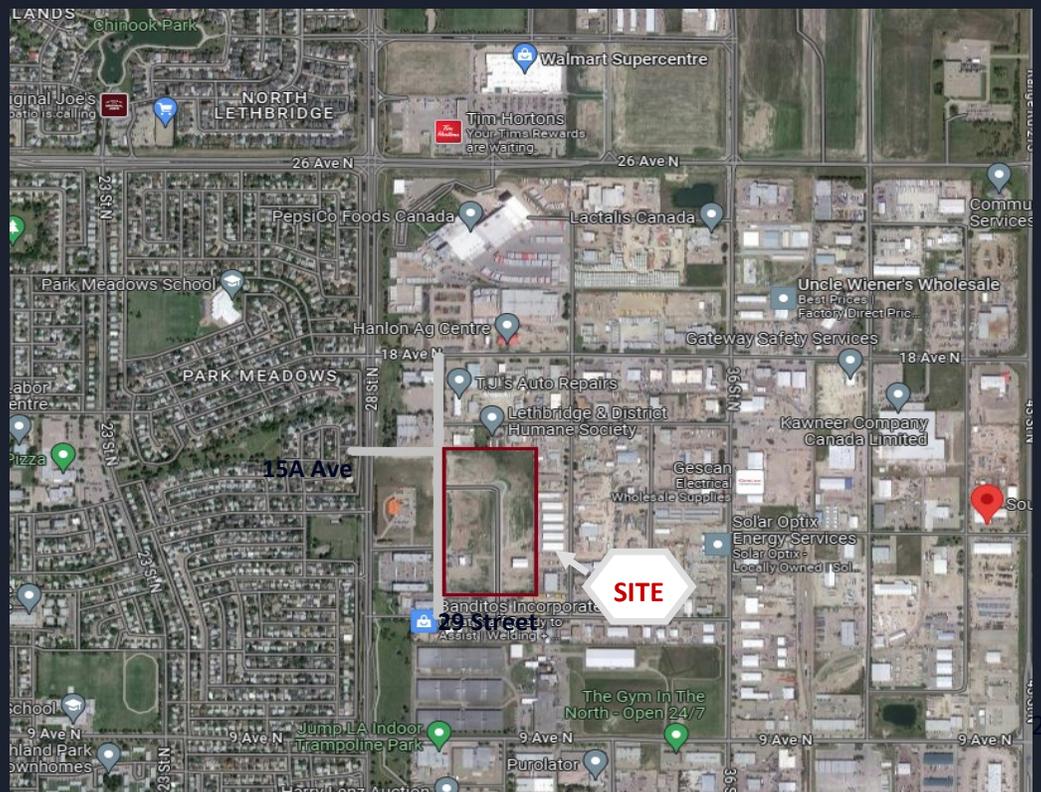
October 2023

DEMOGRAPHICS

| BUSINESSES | | | POPULATION & HOUSEHOLD SUMMARY | | | INCOME | | |
|----------------------------------|---------------------------|-------------------|---|-----------------|------------|--|-----------------|------------|
| Major Retailers | | | | 0 - 3 km | CSD | | 0 - 3 km | CSD |
| <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 |
| Grocery & Drug Stores | | | Lone-parent families | 1,631 | 4,310 | Average Household Income | \$ 78,238 | \$ 93,123 |
| <u>G & D Name</u> | <u>Address</u> | <u>Dist. (km)</u> | Average Persons Per Family | 2.8 | 2.8 | Median Household Income | \$ 65,635 | \$ 72,543 |
| Shoppers Drug Mart | 3071 26Th Avenue North | 1.04 | % Population - 0 - 3 km | | | % Households by Income - 0 - 3 km | | |
| Sobeys | 327 Bluefox Blvd N | 1.20 |  | | |  | | |
| Nofrills | 425 13Th St N | 2.18 | % Household Size - 0 - 3 km | | | | | |
| 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 | | | | | | |
| Banks | | | | | | | | |
| <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 | | | | | | |

LOCATION

Put your business in the powerhouse of an area with unrivaled convenience, just five minutes from downtown Lethbridge. Surround yourself with desirable commercial and residential neighbourhoods and capitalize on their visibility to stand out from the competition. From large industry and commercial to retail and professional offices - this prime location is sure to offer limitless possibilities. With the fantastic addition of Horizon View Apartments bringing over 100 units of housing, there is an exciting opportunity to be part something new and visionary. You need to be where the action is - and Broadcast Business Park is it



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BANKERS

COMMERCIAL

REAL ESTATE



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BOUTIQUE DEVELOPMENT—Shaping Communities

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