



CONCEPT.

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 200's
- ◇ Possession Immediately

Property Details

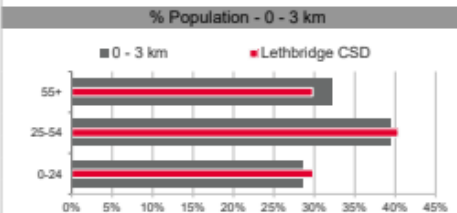
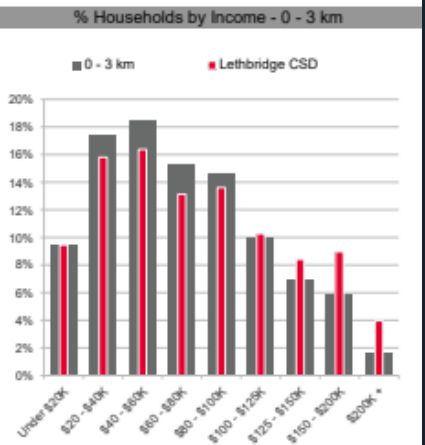
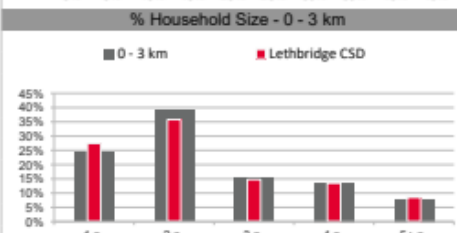
- ◇ Fibre Optic High Speed Internet
- ◇ High Visibility Location
- ◇ Built to Suit Opportunity
- ◇ All City Services On Site
- ◇ Excellent Access off 28th Street North
- ◇ Located around Commercial & Residential

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	Rectangle	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	SOLD	
1401 29th Street North	40	116 x 187	0.5	Tier 1	SOLD	
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	PENDING	
1242 30th Street North	47	116 x 187	0.5	Tier 2	SOLD	
1272 30th Street North	48	116 x 187	0.5	Tier 2	215,000	Available
1302 30th Street North	49	116 x 187	0.5	Tier 2	215,000	Available
1352 30th Street North	50	116 x 187	0.5	Tier 2	215,000	Available
1402 30th Street North	51	116 x 187	0.5	Tier 2	SOLD	

February 2025

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						Average Household Income \$ 78,238 \$ 93,123		
<u>G & D Name</u>	<u>Address</u>	<u>Dist. (km)</u>				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



Robert Kinniburgh

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BOUTIQUE DEVELOPMENT—Shaping Communities

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