



## GET IN TOUCH

PHONE: 587.425.1111  
EMAIL: info@ConceptIP.ca  
ADDRESS:  
260 -719 4th Ave.South  
Lethbridge AB  
T1J 0P1

[WWW.CONCEPTIP.CA](http://WWW.CONCEPTIP.CA)

# 1.

CONCEPT. Investment Partners is a boutique development firm with a legacy of one-of-a-kind projects, each infused with the perfect integration of history and innovation.

For businesses looking for a unique location with history and legacy at its core, look no further than CONCEPT.'s latest project, Broadcast Business Park. Just five minutes from downtown Lethbridge, there are limitless opportunities for industries of ALL kinds in the area's only multi-use business park.



# 2.

The region is on the brink of becoming the hub of Canada's agri-food industry. We offer an excellent location that can accommodate not only food production companies but also those involved in supporting and servicing the sector - creating a vibrant multi-faceted community of businesses.

## COME MAKE HISTORY WITH US TODAY!

## WHERE AGRI-BUSINESS COMES TO GROW

# 3.

Make your dreams a reality! Our highly visible and desirable lots are available from half an acre up - ideal to combine and construct whatever you envision. At CONCEPT., we embrace bold ideas and invite you to join us today in shaping something extraordinary together. Your business needs a sense of vibrancy and opportunity - and Broadcast Business Park delivers!





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

# SHOP

The Bays at 1313  
Broadcast Business Park

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 PROFILE

- 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 N

## LOCATION, LOCATION, 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!

## OUR STORY

From its past as an iconic 50s-era radio tower site to the present day, **CONCEPT**. Investment Partners has breathed new life into this 34-acre site located on the former CJHL - Global TV station. Through creative land development, we've helped unlock opportunities that are fueling agri-food industry advancement and food security for all. We've also opened residential, commercial, and industrial doors in a way that was never possible before.

**Contact us today to find out how together we can build a future of opportunity, vision, and vibrancy for your business.**



\*Rendering for illustration purposes only



# CONCEPT.

INVESTMENT PARTNERS LTD