



CONCEPT.

INVESTMENT PARTNERS LTD

LETHBRIDGE



1313 CONDOS



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INVESTMENT PARTNERS LTD

1313 30 St. N, Lethbridge

www.conceptip.ca

- 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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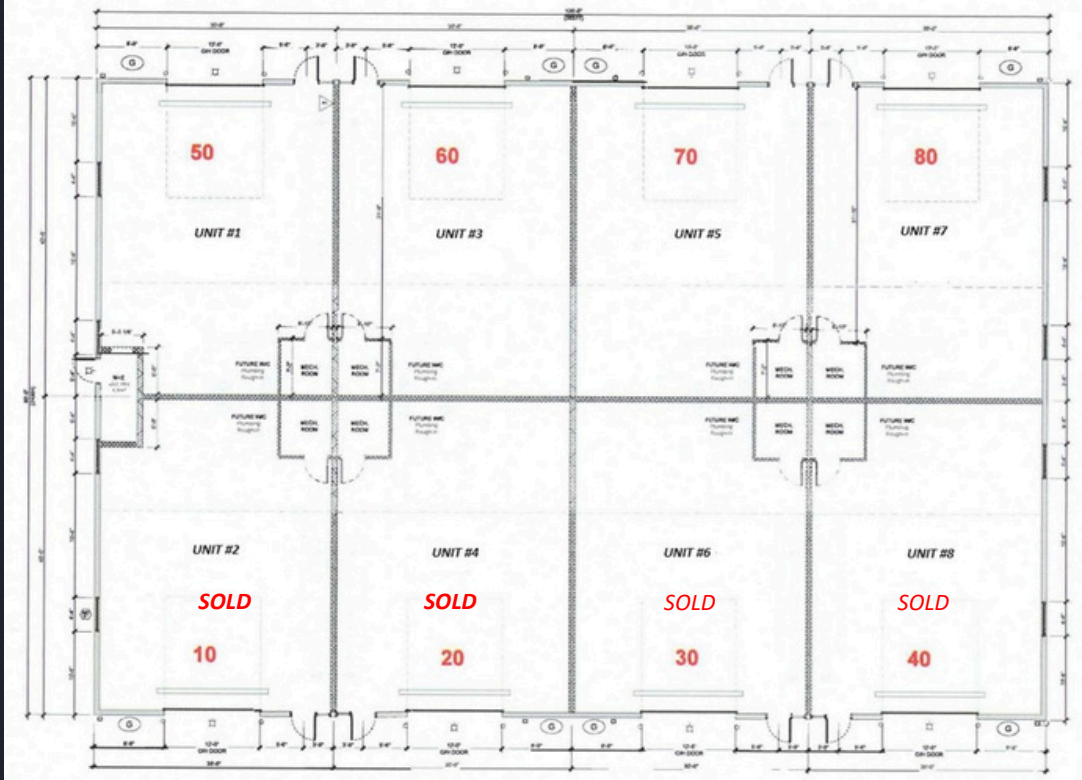




Demographics

BUSINESSES			POPULATION & HOUSEHOLD SUMMARY			INCOME		
Major Retailers			0 - 3 km			0 - 3 km		
Retailer Name	Address	Dist. (km)	2016 Population (Census)	2022 Population Estimate	2025 Population Projection	Under \$20K	\$20 - \$40K	\$40 - \$60K
Dollarama	3019 26Th Ave. N.	1.09	28,089	29,606	31,496	1,163	2,131	2,257
Walmart Canada	3195 26Th Ave N	1.26	95,522	103,585	110,813	6,663	6,901	5,536
Canadian Tire	1240 - 2Nd Avenue A No...	2.75				1,862	1,793	4,330
Dollarama	104 13Th St N	2.77	% Pop. Change (2016-22)	5.4%	8.4%	5,737	1,230	3,546
Staples Canada	501 1St Avenue South	3.61	% Pop. Change (2022-25)	6.4%	7.0%	3,781	849	713
Dollarama	501 1 Ave	3.63	Families in Private HHs	8,547	29,144	206	1,670	
Winners	501 First Avenue South	3.64	Couple census families	6,916	24,834			
Dollarama	1131 Mayor Magrath Dr S	4.23	Without children	3,731	13,180			
			With children	3,184	11,654			
			Lone-parent families	1,631	4,310			
			Average Persons Per Family	2.8	2.8			
Grocery & Drug Stores			% Population - 0 - 3 km			% Households by Income - 0 - 3 km		
G & D Name	Address	Dist. (km)						
Shoppers Drug Mart	3071 26Th Avenue North	1.04						
Sobeys	327 Bluefox Blvd N	1.20						
Nofrills	425 13Th St N	2.18						
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			% Household Size - 0 - 3 km					
Bank Name	Address	Dist. (km)						
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		SOLD	
20		SOLD	
30		SOLD	Mezzanine
40		SOLD	End Unit
50	1200 SQFT	\$ 329,900.00	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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www.bankerscommercial.com

BANKERS

COMMERCIAL
REAL ESTATE



BROADCAST
Business Park

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

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BOUTIQUE DEVELOPMENT—Shaping Communities

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