



CONCEPT.

INVESTMENT PARTNERS LTD

1200

1200 • BLOCK

1249 3rd Ave. S Lethbridge , Alberta T1J 0K1



www.conceptip.ca



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INVESTMENT PARTNERS LTD

1200 Block is Lethbridge's newest redevelopment commercial retail center located on one of the most traveled corridors in Lethbridge.

New retail, office and restaurant opportunities are available in the sleek, vibrant and clean architectural buildings. With ample parking onsite and offsite, transit on the doorstep and centrally located for pedestrian traffic makes this the space for you and your customers.

FOR LEASE

- Brand new construction in 2024
- Modern architectural design
- Ample parking stalls
- Over 11000 vehicles per day on 3rd Ave.
- Flexible sizes available
- Will Build out to Suit your Leasing needs

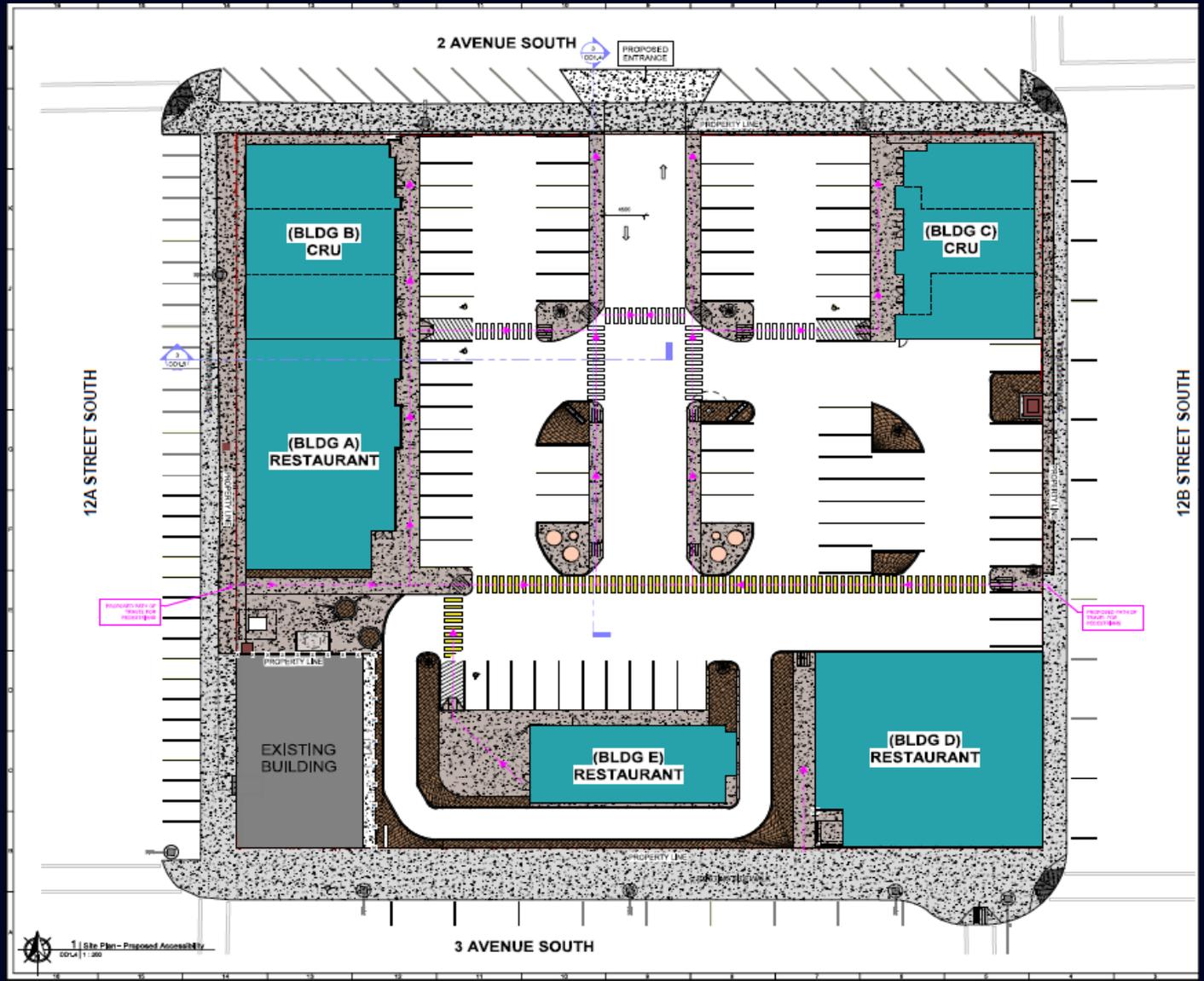





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SITE PLAN



(BLDG A) RESTAURANT - 1 STOREY 5,010 SF (465 SM)

(BLDG. B) CRU - 1 STOREY 4,202 SF (390 SM)

(BLDG. C) CRU - 2 STOREY 3,750 SF (348 SM) x 2 = 7,500 SF (697 SM)

(BLDG. D) - EXISTING 2 STOREY Main = 4,209 SF (391 SM) Second = 4,349 SF (404 SM) Total = 8,558 SF (795 SM)

(BLDG. E) RESTAURANT - 1 STOREY 2,190 SF (204 SM)

Grand Totals = 23,710 SF (2,203 SM) / 25 SM = 88 stalls

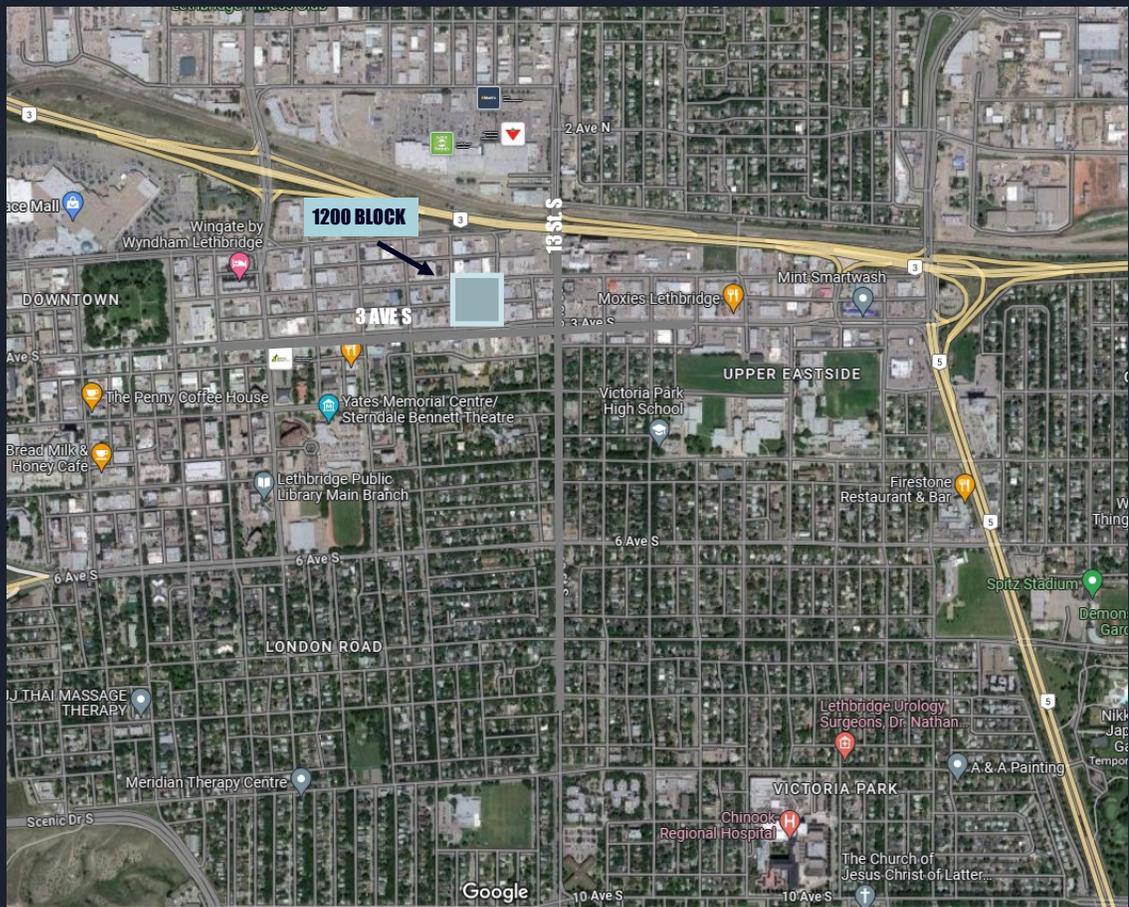
TOTAL PARKING ON-SITE= 74 STALLS (INCLUDING 4 BF PARKING STALLS)

RE-CONFIGURED OFF-STREET PARKING = 67 STALLS

GRAND TOTAL = 141 PARKING STALLS

Demographic Information (2021)

| Approximate Corresponding City of Lethbridge Location | Upper East Side, Victoria Park | Westminster | Senator Buchanan | Downtown, London Road | Downtown | Victoria Park, London Road |
|---|--------------------------------|-------------|------------------|-----------------------|----------|----------------------------|
| Population in 2021 | 2,982 | 4,511 | 2,102 | 3,375 | 1,462 | 4,222 |
| Average Age | 46.9 | 38 | 42.7 | 43.9 | 65 | 41.7 |
| Number of One Person Households | 515 | 710 | 395 | 795 | 625 | 640 |
| Average Household Income (before taxes) in 2020 | \$91,800 | \$69,900 | \$71,200 | \$73,200 | \$44,100 | \$90,700 |



Robert Kinniburgh

Associate

203 – 1122 3rd Avenue S.

Lethbridge, Alberta T1J 0GJ

403-315-5154

robert@bankerscommercial.com

www.bankerscommercial.com



David Cooney

Realtor

Suite 2700, TD Tower 10088 102 Avenue NW

Edmonton, AB T5J 2Z1

780-917-8327

david.cooney@cwedm.com



www.conceptip.ca

BOUTIQUE DEVELOPMENT—Shaping Communities

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

587-425-1111
info@conceptip.ca

