

CONCEPT.

NOW AVAILABLE

1313 CONDOS

1313 30 St. N, Lethbridge



WELCOME TO 1313 CONDOS.



Elevate your projects with 1313 Condos' Eight-Bay
Personal Warehouse at Broadcast Business Park.



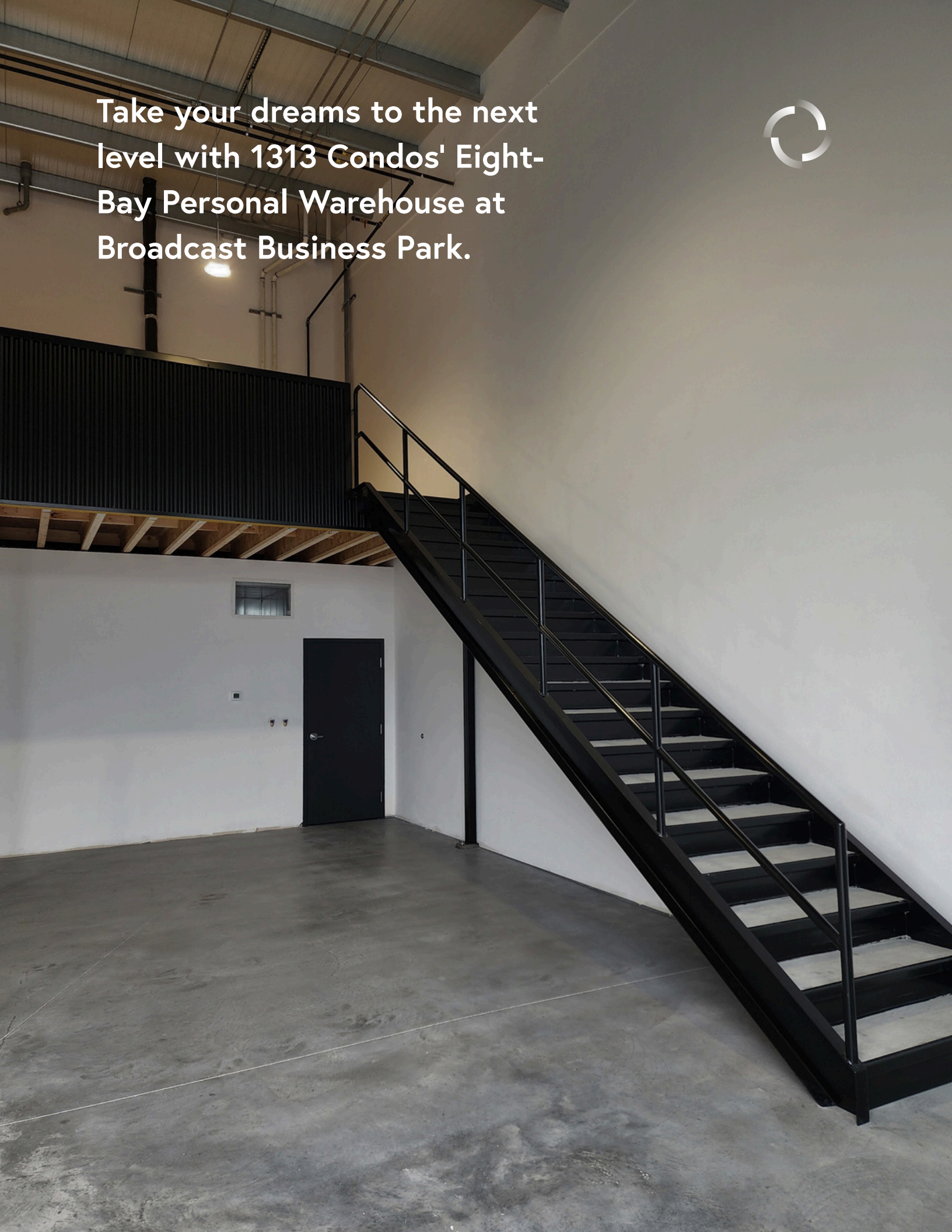
These versatile and customizable bays are designed to meet a variety of needs, from hobbies and vehicles to business operations. Each bay is ready for your tailored improvements, high ceilings, and an expansive open warehouse area, offering limitless possibilities.

OTHER
PROPERTY TYPE

1
FLOORS

1.00 AC
LOT SIZE

Take your dreams to the next
level with 1313 Condos' Eight-
Bay Personal Warehouse at
Broadcast Business Park.



INSIDE THE SPACE



\$299,900
STARTING AT - PLUS TAX

1,200 FT²
AVAILABLE SPACE

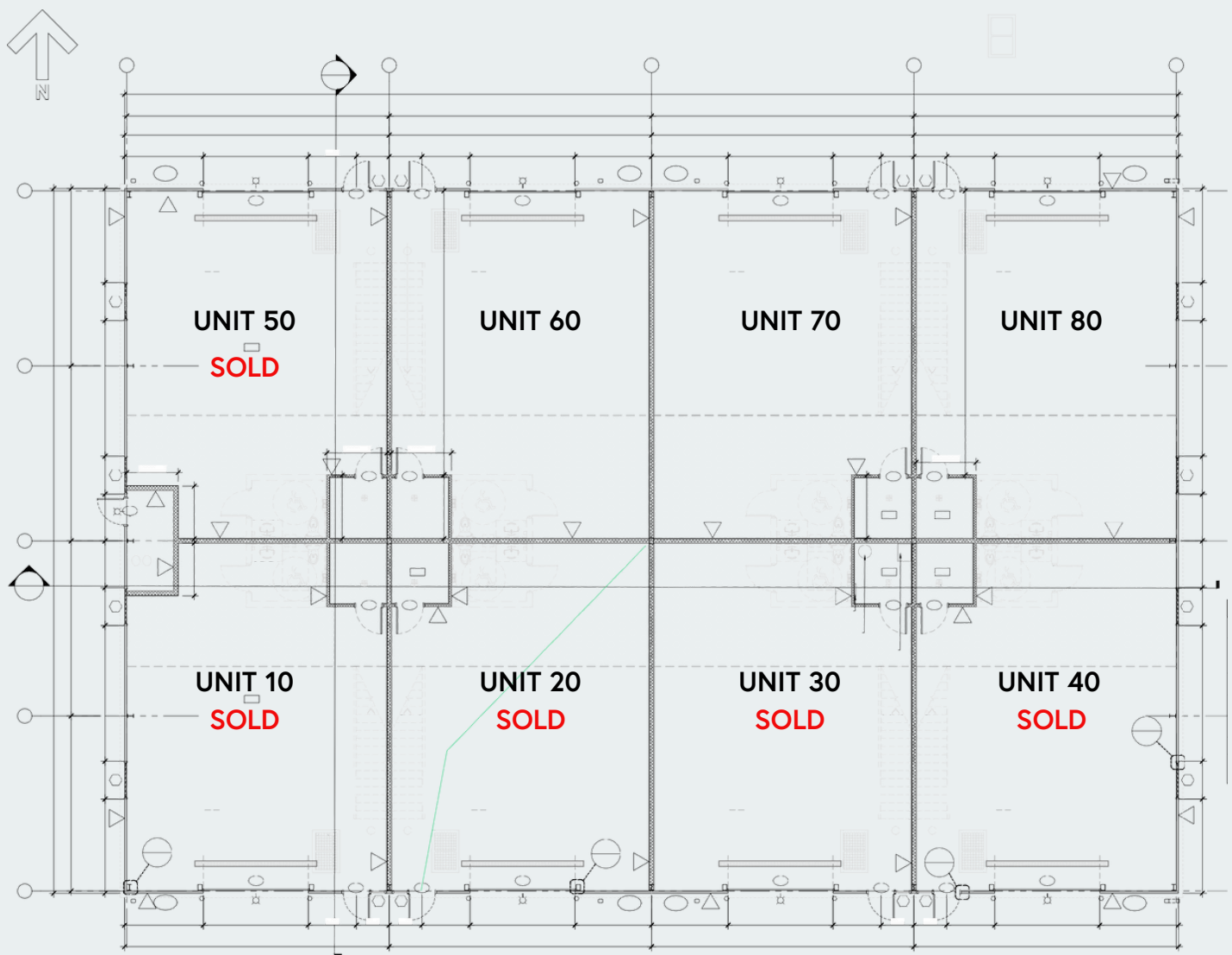
60 – 80
SUITE NUMBER

WAREHOUSE GENERAL
PROPERTY USE (ZONING)

MEZZANINE
POSSIBLE

STEEL CONSTRUCTION





THE BUILDING

- Utilities separately metered.
- Condo Fee \$155/mo.
- 30' x 40' steel frame, high ceilings.
- Ability to add up to 400 sf +/- mezzanine.
- Excellent street visibility.
- Secure yard storage of 23'x40'.
- Hot and cold service hose bibs.
- 12x14 OH door with opener.

Each unit is 30' x 40' and steel frame construction with high ceilings. Ability to add 400 sq ft+- mezzanine if you need more space. Excellent street visibility. Assigned secure yard storage of 23'x40' +- included. Each unit is separately metered for utilities. All exterior maintenance is taken care of with condo fees of \$155 per month.

INQUIRIES

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INVESTMENT PARTNERS LTD