### CONCEPT.

**NOW AVAILABLE** 

## **Broadcast Business Park**

15th Avenue & 29<sup>th</sup> Street N, Lethbridge AB



#### WELCOME TO BROADCAST BUSINESS PARK



Flexible Zoning in a mixed-use business park designed for businesses...



Lots available for sale in Broadcast Business Park. Priced from \$195,000 to \$425,000.00. All city services on site. Several lots to choose from. High visibility location with residential and commercial near by. Easy access off 28 St N. Fibre Optic High Speed Internet.

STRATEGIC AREA

**FLEXIBLE ZONING** 

MORE THAN 60% SOLD

#### PROPERTY PROFILE

- OPPORTUNITY 0.5 -1.00 ACRE LOTS
- LEGAL PLAN 2011529 BLOCK 6 LOTS 28-51
- ZONING DIRECT CONTROL (DC)
- SALE PRICE STARTING LOW 195'S
- POSSESSION IMMEDIATELY

#### PROPERTY DETAIL

- FIBRE OPTIC HIGH SPEED INTERNET
- HIGH VISIBILITY LOCATION
- BUILT TO SUIT OPPORTUNITY
- ALL CITY SERVICES ON SITE
- LOCATED AROUND COMMERCIAL & RESIDENTIAL

#### LOT PRICING <u>Lot</u> <u>Acres</u>

148 x 301

147 x 317

28

29

30

31

32

33

34

36

37

38

39

40 & 51

41

42

43

44

45

46

47

48

49

50

51

**Dimensions** 

133 x 317 x 165 x 292

55 x 317 x 211 x 53 x 347

77 x 348 x 337 x 333

190 x 233 x 187 x 251

185 x 251

185 x 251

185 x 251

115 x 374

115 x 374

116 x 187

<u>Influence</u>

Corner

Rectangle

Irregular

Pie

Pie

Irregular

Rectangle

Rectangle

3 sided Frontage

Double Frontage

Shop

Tier 1

Tier 1

Tier 1

Tier 1

Tier 1

Tier 1

Tier 2

Tier 2

Tier 2

Tier 2

Tier 2

Tier 2

1.06

1.07

1.07

1.07

1.06

1.07

1.07

1.07

0.99

1.01

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

<u>Availability</u>

Available

Available

Available

Available

Available

Available

Available

<u>Price</u>

\$425,000.00

\$425,000.00

\$400,000.00

\$365,000.00

\$380,000.00

\$395,000.00

\$395,000.00

**SOLD** 

SOLD

**SOLD** 

**SOLD** 

**SOLD** 

**SOLD** 

**SOLD** 

**SOLD** 

**SOLD** 

**SOLD** 

SOLD

**SOLD** 

**SOLD** 

Available

Available

Available

\$225,000.00

\$195,000.00

\$195,000.00

# <u>Address</u>

2911 15th Ave North

2941 15th Ave North

2971 15th Ave North

3003 15th Ave North

3033 15th Ave North

1453 30th Street North

1393 30th Street North

1253 30th Street North

1213 30th Street North

1481 29th Street North

1441 29th Street North

1401 29th Street North

1351 29th Street North

1301 29th Street North

1271 29th Street North

1241 29th Street North

1211 29th Street North

1212 30th Street North

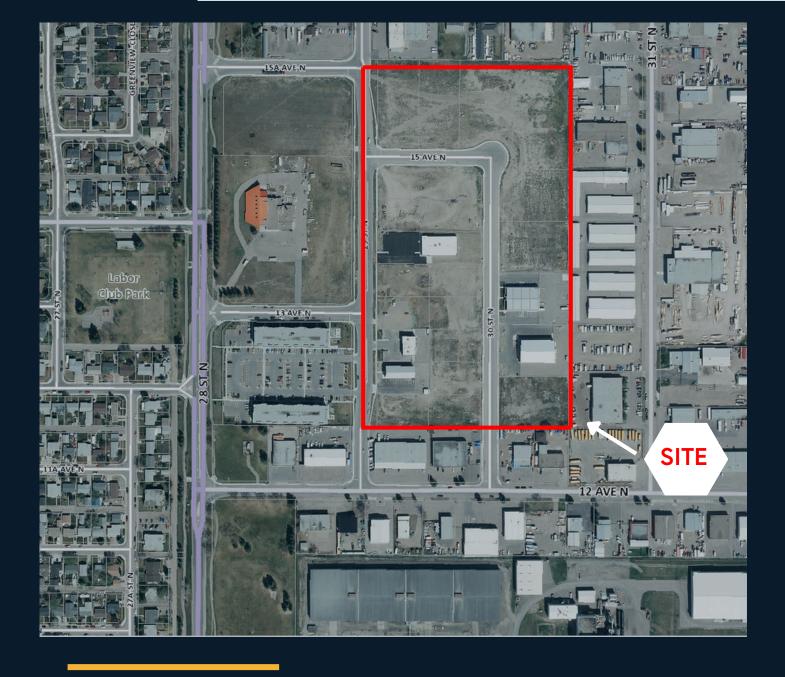
1242 30th Street North

1272 30th Street North

1302 30th Street North

1352 30th Street North

1402 30th Street North



#### **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 neighborhoods 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.

### **INQUIRIES**

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