

CONCEPT.

NOW AVAILABLE

Broadcast Business Park

15th Avenue & 29th 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						
Address	Lot	Lot Dimensions	Acres	Influence	Price	Availability
2911 15th Ave North	28	148 x 301	1.06	Corner	\$425,000.00	Available
2941 15th Ave North	29	147 x 317	1.07	Rectangle	\$425,000.00	Available
2971 15th Ave North	30	133 x 317 x 165 x 292	1.07	Irregular	\$400,000.00	Available
3003 15th Ave North	31	55 x 317 x 211 x 53 x 347	1.07	Pie	\$365,000.00	Available
3033 15th Ave North	32	77 x 348 x 337 x 333	1.06	Pie	\$380,000.00	Available
1453 30th Street North	33	190 x 233 x 187 x 251	1.07	Irregular	\$395,000.00	Available
1393 30th Street North	34	185 x 251	1.07	Rectangle	\$395,000.00	Available
1253 30th Street North	36	185 x 251	1.07	Shop	SOLD	
1213 30th Street North	37	185 x 251	1.07	Rectangle	SOLD	
1481 29th Street North	38	115 x 374	0.99	3 sided Frontage	SOLD	
1441 29th Street North	39	115 x 374	1.01	Double Frontage	SOLD	
1401 29th Street North	40 & 51	116 x 187	0.5	Tier 1	SOLD	
1351 29th Street North	41	116 x 187	0.5	Tier 1	SOLD	
1301 29th Street North	42	116 x 187	0.5	Tier 1	SOLD	
1271 29th Street North	43	116 x 187	0.5	Tier 1	SOLD	
1241 29th Street North	44	116 x 187	0.5	Tier 1	SOLD	
1211 29th Street North	45	116 x 187	0.5	Tier 1	\$225,000.00	Available
1212 30th Street North	46	116 x 187	0.5	Tier 2	SOLD	
1242 30th Street North	47	116 x 187	0.5	Tier 2	SOLD	
1272 30th Street North	48	116 x 187	0.5	Tier 2	SOLD	
1302 30th Street North	49	116 x 187	0.5	Tier 2	\$195,000.00	Available
1352 30th Street North	50	116 x 187	0.5	Tier 2	\$195,000.00	Available
1402 30th Street North	51	116 x 187	0.5	Tier 2	SOLD	



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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INVESTMENT PARTNERS LTD