

# Redevelopment Opportunity



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# Redevelopment Opportunity

 1401 28<sup>th</sup> Street North, Lethbridge, AB

Opportunity	18,827 SF
Site Size	6.08 Acres
Legal Address	1210907;6;22
Zoning	Urban Innovation (U-I) *Permitted uses must be approved
Sale Price	\$2,100,000
Taxes	\$46,719.78 (2022)
Possession	Negotiable



## Property details

This site has a number of potential options for redevelopment and expansion including updating the existing building, extending the existing building by adding square footage, developing auxiliary buildings, or redeveloping the entire property.

With industrial real estate being in high demand in Lethbridge, and a tight vacancy rate of approximately 3%, this is an excellent opportunity to update and expand an industrial offering in a great location. The property is situated at the edge of Churchill Industrial Park along 28<sup>th</sup> Street North (7,500 VPD+). The site offers approximately 500 feet of frontage along 28<sup>th</sup> Street North providing excellent exposure and convenient access.

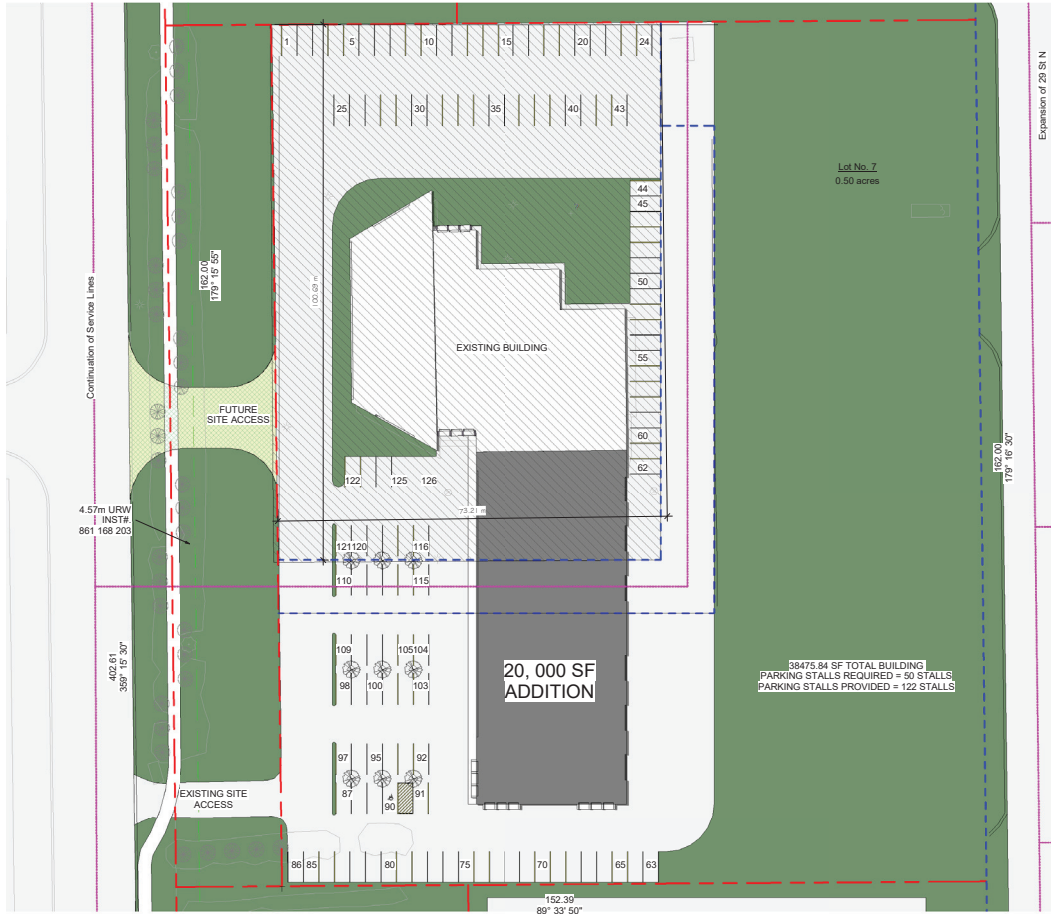
The building has a committed tenant, Paul Davis Lethbridge, operating under a semi-gross lease which is up for renewal December 31, 2023. Please contact an Associate to discuss this opportunity further.

## Property highlights

- Large Yard
- Large, private parking lot
- Huge, 6.08 acre site
- Central location
- 12-foot ceiling heights
- 2,456 SF mezzanine
- 3,599 SF lower level

# Redevelopment plan

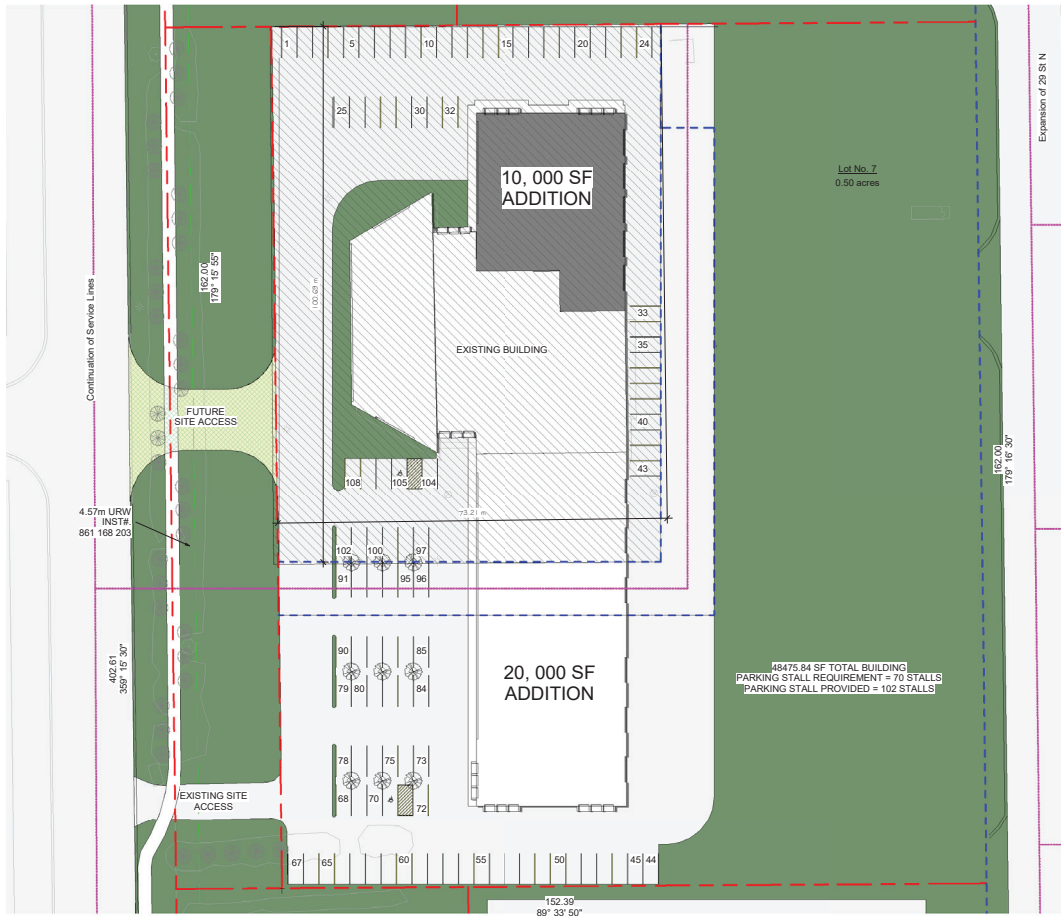
## Option 1



\*Conceptual site redevelopment plan

# Redevelopment plan

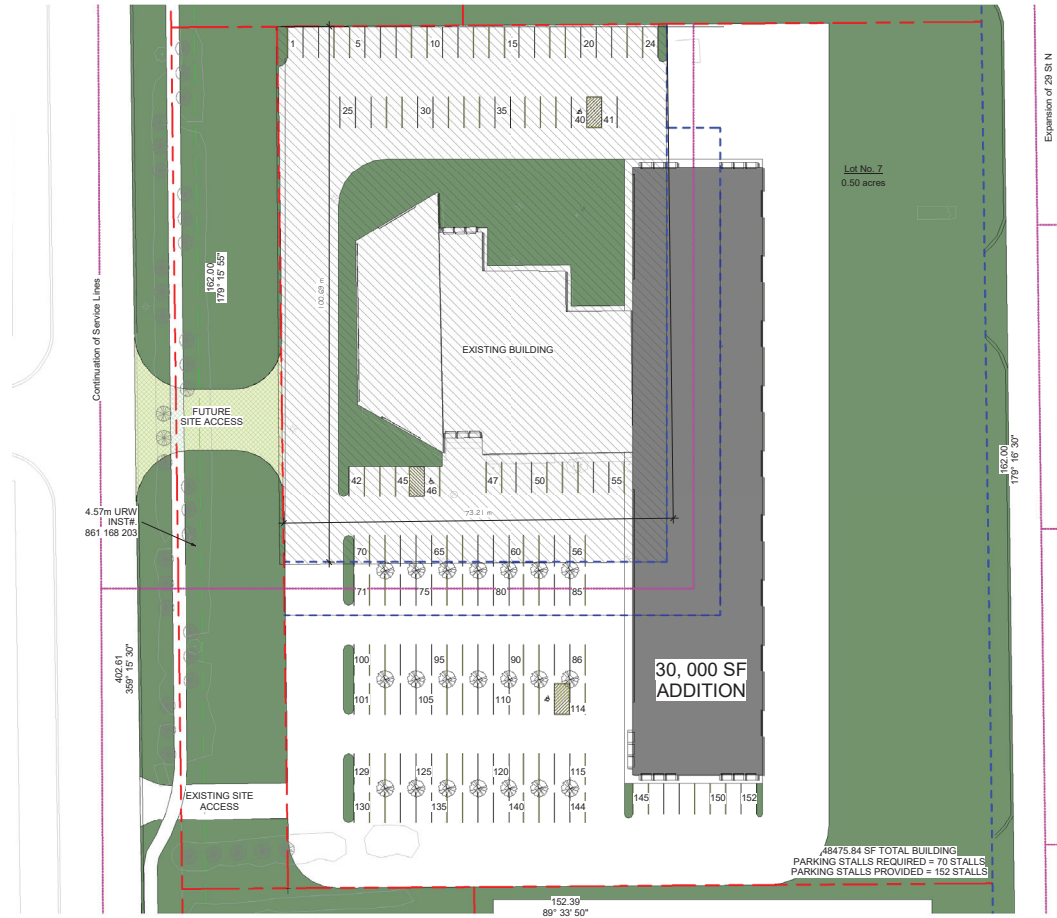
## Option 2



\*Conceptual site redevelopment plan

# Redevelopment plan

## Option 3



\*Conceptual site redevelopment plan



Hanlon  
Ag Centre

Revive Plumbing  
& Heating

Ability Resource  
Association & Bottle Depot

Lethbridge  
Diesel

Labor Club  
Park

Broadcast  
Business Park

Timber-Tech  
Truss

Metal  
Mart

28 Street North (7,500 VPD+)

29 Street North

Horizon  
View

Southern  
Transport

Black Velvet  
Distilling Company

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