

Multi Family Investment Opportunity

THE CROSSINGS CORE

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FOR SALE

55 Mauretania Rd W, Lethbridge, AB T1J
13 Acres (5.26 ha) Site
Potential for 800+ Units



PHASE 1

THE NEXUS

OPPORTUNITY DETAILS

ADDRESS

55 MAURETANIA RD W, LETHBRIDGE, AB

ZONING

HIGH DENSITY RESIDENTIAL

CONSTRUCTION DATE

2025

STOREY	SITE AREA	TOTAL UNITS
5	2.13 ACRES	80

ESTIMATED AVERAGE UNIT SIZE (SF)

606

UNIT MIX

- 40 x 2 Bedroom
- 24 x 3 Bedroom
- 16 x 4 bedroom

PARKING STALLS

TBD

IN-SUITE FEATURES

- Stainless steel appliances
- Energy-efficient mini-split heat pumps
- Full-sized, stacked washer and dryer
- Sleek quartz countertops
- Private balcony



LOCATION HIGHLIGHTS

- Family-friendly community
- Affordable living with modern amenities.
- Parks and a library within walking distance.
- Close to Chinook High School, Catholic Central High School, and the University of Lethbridge.
- Minutes from retail plazas.
- Easy access to grocery, cafes, and restaurants.
- Adjacent to the Multi-Purpose Leisure Centre

INVESTOR & BUYER OPPORTUNITIES

Seeking Investors and Buyers: Capitalize on the rapid growth of West Lethbridge.

Phase 1 Opportunity: Invest in all 80 units of the initial development phase.

Full Development Potential: Secure 800 units across multiple phases for a comprehensive investment.

Flexible Partnerships: Collaborate with us to align with your goals and maximize long-term returns.



Lethbridge University

Paradise Canyon Golf Course

Original Joe's

No Frills

Rexall

Tim Hortons

Boston Pizza

McDonalds

Commercial Development 2025

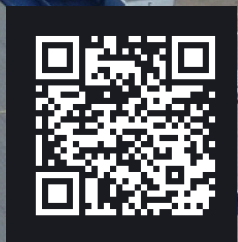
Religious Church 2025

Commercial
Multi Family
Hotel

Lethbridge Public Library

Lethbridge Leisure Center

Chinook High School



INVESTMENT HIGHLIGHTS



Exceptional Location

Located in West Lethbridge, one of the fastest-growing areas in the city, The Crossings Core offers unmatched convenience for residents. Within a 200m radius, residents will find two high schools, Lethbridge Public Library, and the Multi-Purpose Leisure Centre, which includes an aquatic centre, fitness centre, running track, and gymnasium, along with 55 acres of sports and recreation grounds. The Crossing is also close to grocery stores, restaurants, healthcare services, and public transit, making it an ideal community for families, professionals, and retirees seeking both convenience and lifestyle.



Multiple Opportunities

The Crossings Core presents a variety of development options to meet the needs of investors. With zoning in place for townhouses, duplexes, and multifamily units, buyers have the flexibility to customize unit numbers and layouts to align with market demands. Whether the goal is rental income properties or ownership-focused units, this project offers versatility. The phased development approach allows buyers/investors to scale their investments gradually, providing the opportunity to release units over time and adjust to market conditions.



Opportunity of Scale

This 24-acre site, with 13+ acres still available, provides significant potential for large-scale multifamily and townhouse development. Depending on buyer needs, there's room for 500 to 800 units, making it a substantial investment opportunity in a city with increasing housing demand. The phased approach enables buyers to strategically plan development timelines, ensuring consistent cash flow while minimizing risk. The Crossings Core is positioned to become a key residential community in West Lethbridge, with homes designed to cater to a variety of demographics.



Projected Stable Cashflow

Lethbridge's high demand for multifamily housing and low vacancy rates provide a stable income stream for investors. The area's population growth, combined with the ongoing need for rental units, ensures consistent occupancy and rental income growth. Additionally, proximity to schools, healthcare facilities, and recreational amenities enhances the appeal of The Crossing, making it a desirable location for renters and homeowners alike. With flexibility in development and a strong local economy, investors can expect long-term revenue growth and stable returns in an increasingly competitive market.



PROPERTY

Category	Details
Land Area	13 acres remaining
Project Description	A \$200M mixed-use development in West Lethbridge featuring multifamily units and townhomes, designed for sustainable growth and community integration.
Total Building Area	300,000 sq. ft. (estimated)
Total Units	500 to 800 units, offering a mix of multi-family apartments and townhouses. Exact number will vary based on buyer specifications.
Construction Timeline	Start 2025
Occupancy	To be announced
Parking	Minimum 1 stall / unit 500-800 (estimated)
Zoning	High-Density Residential
Average Net Monthly Rental Rates (Estimated)	1 Bedroom: \$1,265 (av. 353 sqft) 2 Bedroom: \$1,525 (av. 551 sqft) 3 Bedroom: \$1,925 (av. 737 sqft)
Purchase Price	To be announced
Projected ROI	Details to be confirmed
Expression of Interest (EOI)	Open for submissions

HIGHLIGHTS



West Lethbridge

The city's fastest-growing area, offering affordable living, modern amenities, and family-friendly charm.



Access to Community

Within walking distance to the library, sports grounds, and parks, creating a vibrant, family-focused neighborhood.



Access to Schools

Close to Chinook High School, Catholic Central High School, and University of Lethbridge, making it ideal for families and students.



Access to Shopping

Minutes from The Crossings Core Retail Plaza and West Lethbridge Town Centre, with grocery stores, cafes, restaurants, and essential services nearby.

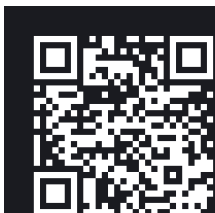


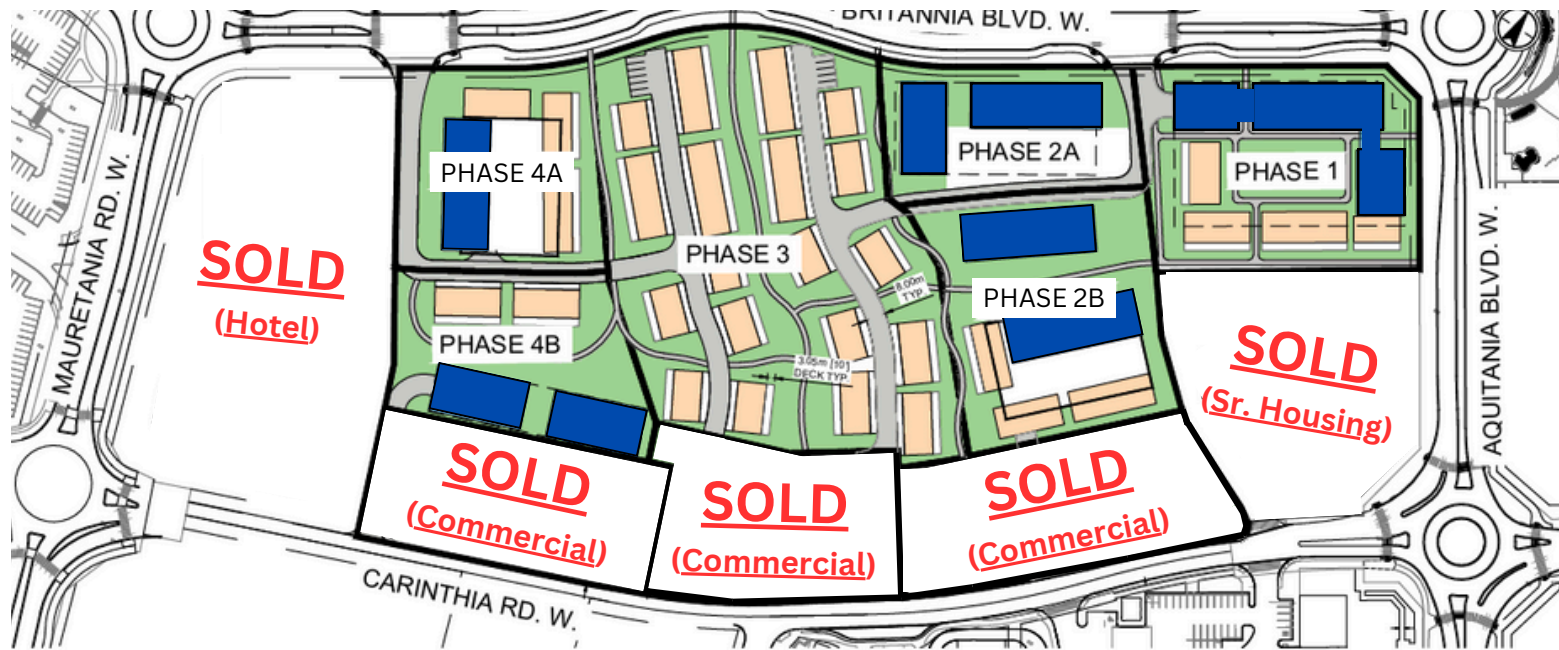
Access to Health and Fitness

Next to the Multi-Purpose Leisure Centre, featuring an aquatic centre, fitness facilities, indoor fields, and outdoor courts.

Lethbridge 2025
Vacancy Rates

2.3%





PHASE AREAS

PHASE 1 - 2.13 acre (0.86Ha)
 PHASE 2A - 1.26 acre (0.51Ha)
 PHASE 2B - 2.02 acre (0.82Ha)
 PHASE 3 - 4.77 acre (1.93Ha)
 PHASE 4A - 1.58 acre (0.64Ha)

PHASE 4B - 1.51 acre (0.61Ha)

LEGEND

- TOWNHOUSES (37ft DEPTH)
- APARTMENTS (60ft DEPTH)
- SHOP-TOP ABOVE COMMERCIAL (MIXED USE)
- COMMERCIAL (60ft DEPTH)
- INTERNAL STREET/DRIVEWAY

EARLY INTEREST

We're excited to announce that several key sections of the development have already been secured by forward-thinking investors:

- **Hotel – Sold**
- **Senior Retirement Living – Sold**
- **Commercial Units – Sold**

This early success demonstrates the strong demand for modern, multi-family housing and commercial opportunities in Lethbridge. With these cornerstone investments already in place, the project is on track to create a thriving, community-focused development that will continue to attract residents and businesses alike. Don't miss your chance to be part of this growing opportunity!

READY FOR GROWTH

Lethbridge's population is projected to reach 164,000 by 2044, with West Lethbridge expected to grow to 68,000 residents. This rapid growth underscores a critical need for new housing solutions. The demand for modern, high-quality homes is on the rise, driven by both population growth and shifting lifestyle preferences.

West Lethbridge is strategically positioned to meet this demand, offering a community that is not only expanding but also focused on providing affordable, contemporary living in vibrant, secure neighborhoods. The area's growth presents an ideal opportunity for investment in multifamily housing, addressing both current and future housing needs.

OUR BUILDER

Crafting Your Vision

Cedar Ridge Homes, our trusted builder partner, is dedicated to delivering exceptional multi-family units tailored to meet buyers / investors needs. The project will be developed in phases, offering flexibility in the number of units and layout designs.

Buyers have the opportunity to collaborate directly with the builder to customize their investment, ensuring every project suits their goals.

Modern Design Meets Functionality

The overall design of this development embraces a modern, contemporary style that prioritizes both aesthetics and practicality. Clean lines, open-concept living spaces, and high-quality finishes will define each unit, creating a balance of comfort and sophistication.

The project will incorporate energy-efficient features, smart home technology, and thoughtfully designed community spaces, ensuring long-term appeal for both residents and investors.

Cedar Ridge Homes' attention to detail and commitment to quality guarantees that each unit will stand out, offering a seamless blend of modern living and functional design for today's market.



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