

LAND AND BUILDING OPTIONS TO MEET YOUR NEEDS

Whether you are starting your business or looking to expand, Lethbridge offers plenty of options to find a location that is right for you, along with an economic climate offering stability and value for your investment. Just look at the \$1 billion in non-residential construction over the past 10 years, and the more than \$1 billion in industrial, institutional and retail private and public sector projects planned or underway through to 2019 and you'll see why Lethbridge is a bright choice for business.

Lethbridge businesses enjoy lower construction and occupancy costs compared to many other communities in North America. The most recent KPMG Competitive Alternatives study found that Lethbridge has the lowest facility cost and lowest land per acre costs among all Alberta jurisdictions included in the study, as well as the most affordable office facility lease costs per square foot among all Canadian jurisdictions.

Business Parks

Both the city and Lethbridge County have numerous parcels of serviced and unserviced land to meet your business needs.

Sherring Business & Industrial Park

Whether you are a small business looking for a new "home" in a vibrant commercial community, a light or heavy industrial business looking for a place to expand your operations or a larger commercial business looking for a solid location, Sherring Business & Industrial Park is the place to foster business partnerships and growth in Lethbridge.

Sherring Business & Industrial Park includes:

- 350 acres of fully serviced land (water, sewer, roads, electricity and natural gas) within city limits
- regional storm water retention facilities to eliminate individual site storage
- exceptional highway infrastructure linking Lethbridge and Alberta's Export Highway with US Interstate #15 and future CANAMEX corridor
- strong commercial presence, anchored by Wal-Mart, as well as grocery stores, restaurants, coffee shops, medical clinics and professional services
- integrated pathway network

To view available land parcels and current pricing, visit www.sherring.ca or contact the City of Lethbridge, Lethbridge Lands at 403-320-3905 or e-mail: land@lethbridge.ca

Broxburn Business Park

Located in Lethbridge County just east of the city, Broxburn Business Park offers fully serviced commercial and industrial land with easy access to Highway 3.

For more information, contact Avison Young: Doug Mereska or Kendal Hachkowski at 403-330-3338 or e-mail kendal.hachkowski@avisonyoung.com.

Lethbridge Airport

Lethbridge Airport has 37 acres of available industrial land, including lots with direct tarmac access, and is located just five kilometres south of the city on Highway 5. To learn more, contact Michael Kelly, General Manager - Real Estate and Land Development, City of Lethbridge, at 403-320-3194 or email michael.kelly@lethbridge.ca

Commercial Real Estate Sites

Commercial real estate transactions reached a record high in Lethbridge in 2016, indicating strong confidence in the local market. There were a total of 110 deals and record volumes in both the lease (77) and sales (33) market, with numerous sub-sectors also witnessing record activity (retail lease, and industrial office sales transactions all hit new highs). Prices were also up on both the lease and sales side, paced by strong gains in the retail lease market (+44% year-over-year) and the office sales market (+23% year-over-year).

Lethbridge has a wide variety of commercial real estate both within the city and in the surrounding region, offered in a range of locations, land use zones, and price points. There are close to 12.5 million square feet of leasable property in Lethbridge: 7.5 million commercial, 4 million industrial and 1 million of office space. Economic Development Lethbridge works with local commercial realty firms to monitor, track and analyze both the lease and sales market activity in Lethbridge, with the result provided through the user interface below.

To view available Lethbridge commercial property listings visit: www.avisonyoung.com, www.bankerscommercial.com or www.realtor.ca