

FOR SALE

104 13 STREET N, LETHBRIDGE, ALBERTA

MULTI-TENANT RETAIL & OFFICE INVESTMENT | \$8,300,000 | 8.00% CAP RATE



Click to electronically sign
↓
CONFIDENTIALITY AGREEMENT


- ✓ GROCERY SHADOW-ANCHORED
- ✓ ESSENTIAL-SERVICE & DAILY-NEEDS TENANT MIX
- ✓ 57,474 SF ON 3.23 ACRES


Marcus & Millichap


OPPORTUNITY


Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire 104 13 Street North, Lethbridge, Alberta (the "Subject Property"). The Subject Property comprises 57,474 SF of multi-tenant retail and office space across two buildings on a 3.23-acre site, anchored by Dollarama L.P., and strategically positioned directly adjacent to Centre Village Mall at the intersection of Highway 3 and 13 Street North. The Subject Property provides investors with strong in-place income at an attractive 8.00% going-in cap rate, with upside via rental rate growth.



 **Tenant Mix**
Strong mix of both daily-needs retail including corporate tenants Dollarama and Aaron's, and office/professional services, catering to local residents of North Lethbridge, complimented by ample surface parking.

 **Layout**
The Subject Property is comprised of two buildings: a two-storey 45,939 SF retail and office building with dock loading, and an additional standalone 11,534 SF retail building, priced well below replacement cost.

 **Location**
Positioned along the busy intersection of Highway 3 and 13th Street, the Subject Property is directly adjacent to Centre Village Mall, shadow-anchored by Canadian Tire, Save on Foods and London Drugs.

 **Accessibility**
Located within a high-traffic commercial corridor with excellent visibility and seamless ingress/egress, the Subject Property benefits from convenient access to major arterials and established traffic patterns serving North Lethbridge.

SALIENT DETAILS

Address	104 13 Street N, Lethbridge, AB
PID	0024 092 678 & 0014 611 701
Legal Description	PLAN 9212512 LOT 8A & PLAN 8410666 AREA "F"
Site Size	3.23 Acres
Zoning	<u>C-G General Commercial</u>
Year Built	2006
# of Tenants	23
Leasable Area	+/- 57,474
Occupancy	100%
Parking	+/- 165 Stalls
NOI	July 1, 2026: 664,088 January 1, 2027: 702,968
WALE	3.50*
Price	\$8,300,000 (\$144 PSF)
Cap Rate	July 1, 2026: 8.00% January 1, 2027: 8.47%



*As of July 1, 2026

MARKET OVERVIEW

Lethbridge, Alberta, strategically positioned just over two hours south of Calgary, serves as a vibrant economic hub in Southern Alberta. Known for its robust agriculture sector, driven by extensive farming and agribusiness activities, Lethbridge boasts a diverse economy anchored by industries such as food processing, manufacturing, education, and healthcare. The city's proximity to major transportation routes, including Highway 3 and the Canadian Pacific Railway, facilitates efficient connectivity to domestic and international markets. With a growing population and a reputation for affordability, Lethbridge presents promising opportunities for real estate and business development, making it an appealing location for investors seeking steady returns and longterm growth prospects in Alberta's dynamic economy.

POPULATION



Major hub for Southern Alberta; the fourth largest city in Alberta.



Total local population of approximately 112,000 people and pulling on a larger secondary trade area of nearly 342,000 people.



Projected population increase in Lethbridge (2025 - 2030): 7%

ECONOMY & JOBS



Significant commercial hub for retail, agriculture, industrial, and manufacturing.



A prime destination for shipping and trade between Canada, the United States, and Mexico; Lethbridge possesses many transport services, such as a local airport, four provincial highways, rail service, and buses.

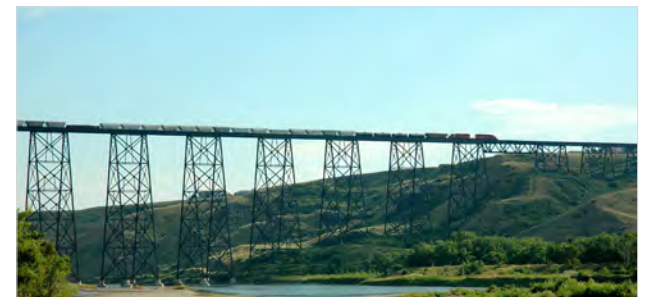


Low cost of living, and substantial job opportunities in the public sector with the top five employers in Lethbridge being government-based.

HOUSING MARKET



Average house price: \$460,598*.



*Alberta Real Estate Association - Cirt of Lethbridge - Month Statistics. February 2026

SURROUNDING CONSIDERATIONS



PROPERTY PHOTOS





Curtis Leonhardt
Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com

Armaan Sohi
Personal Real Estate Corporation
Associate Director
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Jack Allpress
Personal Real Estate Corporation
Managing Director Investments & Leasing
(604) 638-1975
JAllpress@MarcusMillichap.com

Joe Genest
Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Jon Buckley
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.