

FOR SALE

104 13 STREET N, LETHBRIDGE, ALBERTA

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



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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	C-G General Commercial
Year Built	2006
# of Tenants	23
Leasable Area	+/- 57,474
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

104 13 STREET N LETHBRIDGE, AB



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.

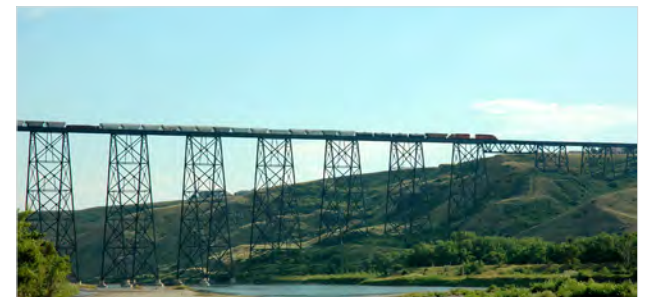


Low cost of living, and substantial job opportunities in the public sector with the top five employers in Lethbridge being government-based.

HOUSING MARKET



Average house price: \$460,598*.



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

SURROUNDING CONSIDERATIONS



PROPERTY PHOTOS





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