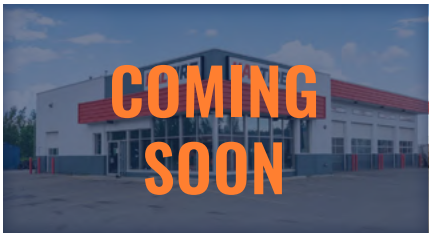
BRITISH COLUMBIA LISTINGS



429 1 Street W, Vanderhoof, B.C.

Tenants: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



671 Douglas Fir Rd, Sparwood, B.C.

Tenants: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



1308 Island Hwy S, Campbell River, B.C.

Land Size: 1.07 Acres (46,609 SF)
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



Dawson Creek Portfolio

Tenants: Multiple
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



38925 Production Way, Squamish, B.C.

Tenant: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

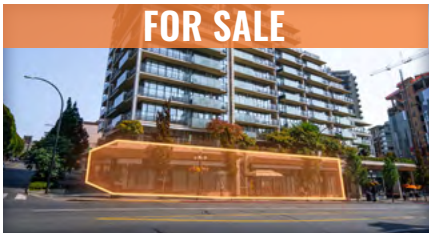
REGISTER HERE



700 29th Street, Courtenay, B.C.

Tenant: Vacant
Rentable Area: 15,404 SF
Price: $4,450,000 ($289 PSF)

BROCHURE CA



869 Douglas St, Victoria, B.C.

Tenant: Vacant
Saleable SF: 6,417 SF
Price: $4,810,000 ($750 PSF)

BROCHURE CA



2090 W 4th Vancouver, B.C.

Tenants: CIBC, Global Shoe Connection Inc., Kommunity
NOI: $754,452
Cap Rate: 4.08%
Price: $18,500,000

BROCHURE CA



3194 Jacklin Road, Langford, B.C.

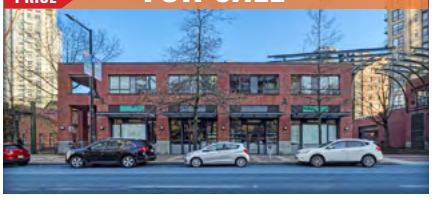
Tenants: Circle K, My Name Is Sushi, Wellspring Support
NOI: $148,842 ($27.80 PSF)
Cap Rate: 3.07%
Price: $4,850,000

BROCHURE CA

SEE FOLLOWING PAGE FOR MORE B.C. LISTINGS...

BRITISH COLUMBIA LISTINGS

NEW PRICE FOR SALE



1268 Pacific Blvd, Vancouver, B.C.

Tenants: Vanish Nails & Beauty
NOI: Contact Listing Agents
$/PSF: $1,474
Price: $3,400,000

BROCHURE CA

NEW PRICE FOR SALE

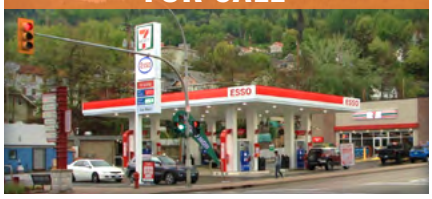


33261 South Fraser Way & 33264 Old Yale Road

Tenants: Mr.Lube, Enterprise & Valley Pine Learning Centre
NOI: $345,747
Cap Rate: 4.75%
Price: $7,278,000

BROCHURE CA

FOR SALE



798 Victoria Street, Trail B.C.

Tenant: 7-Eleven Canada, Inc.
NOI: $210,000
Cap Rate: 5.25%
Price: $3,998,000

BROCHURE CA

FOR SALE



45837 Yale Road, Chilliwack, B.C.

Tenant: Tim Hortons
NOI: $156,570
Cap Rate: 4.00%
Price: $3,900,000

BROCHURE CA

FOR SALE



232 Bridge Street, Princeton, B.C.

Tenant: Shoppers Drug Mart
NOI: $166,781
Cap Rate: 6.50%
Price: $2,570,000

BROCHURE CA

FOR SALE



13747 104 Avenue, Surrey, B.C.

Tenant: Vacant
Building Size: 7,225 SF
Site Area: 31,950 SF
Price: Contact Listing Agents

BROCHURE CA

FOR SALE



4499 31 Street, Vernon, B.C.

Zoning: Light Industrial
Land Size: 1.02 Acre
Price: $1,295,000

BROCHURE CA

FOR SALE / LEASE



1300 Alaska Avenue Dawson Creek, B.C.

Tenant: Vacant (former Peavey Mart)
Building Size: 21,902 SF
$/PSF: $164
Price: $3,600,000

BROCHURE CA

FOR SALE



5850 Kingsway, Burnaby, B.C.

Tenant: Fountain Tire Ltd.
NOI: $145,054
Cap Rate: 2.13%
Price: $6,800,000

BROCHURE CA

SEE FOLLOWING PAGE FOR MORE B.C. LISTINGS...

BRITISH COLUMBIA LISTINGS



18-unit KFC Portfolio | Western Canada

Tenants: KFC
NOI: $1,880,216
Cap Rate: 6.11%
Price: $30,835,000

BROCHURE | CA



4912 Athalmer Lake Rd, Invermere, B.C.

Tenants: Shell, McDonald's, Lordco
NOI: Contact Listing Agents
Site Area: 10 Acres
Price: $12,800,000

BROCHURE | CA



1215 56 St, Delta, B.C.

Tenants: Shoppers Drug Mart, Vancity, TDL, Pet Valu, and more
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE | CA



4501 31 Street, Vernon, B.C.

Tenant: Government of Canada
NOI: $157,918
Cap Rate: 5.00%
Price: $3,160,000

BROCHURE | CA



1308 Alaska Avenue, Dawson Creek, B.C.

Tenant: Tim Hortons
NOI: $234,000
Cap Rate: 6.53%
Price: $3,585,000

BROCHURE | CA



5965 Kingsway, Burnaby, B.C.

Tenant: Metrotown Mitsubishi
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE



Kal Tire Portfolio 2 | Northern B.C.

Tenants: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE



3960 Francis Rd, Richmond, B.C.

Tenant: TD Bank
Sale Date: November 2025
Price: Contact Listings Agents

BROCHURE



9704 112th Street, Fort St John, B.C.

Tenant: Tim Hortons
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE

SEE FOLLOWING PAGE FOR MORE B.C. & ALBERTA LISTINGS...

NNN INVESTMENT ACTIVITY

Marcus & Millichap
WESTERN CANADA NNN GROUP

BRITISH COLUMBIA LISTINGS



2519 E Hastings St, Vancouver, B.C.
Tenants: East Village Dental Care / Vacant
Sale Date: November 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS



2703 Highway 97 N, Kelowna, B.C.
Tenants: A&W & Starbucks
Sale Date: October 2025
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS



945 McMaster Way, Kamloops, B.C.
Tenant: Applied Industrial Technologies
Sale Date: September 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS

ALBERTA LISTINGS



27 Strathmore Dr, Sherwood Park, AB
Tenant: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



101 Bremner Drive, Sherwood Park, AB
Tenant: Rexall
Building Size: 14,532 SF
NOI: $547,473
Cap Rate: 7.02%
Price: $7,800,000

BROCHURE CA



5338 50 Avenue, Vegreville, AB
Tenant: Vacant (former Peavey Mart)
Building Size: 19,750 SF
$/PSF: $165
Price: $3,250,000

BROCHURE CA



3813 51 Avenue, High Prairie, AB
Tenant: Vacant (former Peavey Mart)
Building Size: 16,193 SF
$/PSF: $182
Price: $2,950,000

BROCHURE CA



1201 2A Avenue N, Lethbridge, AB
Tenants: Strip Mall
Site Size: 25,911 SF
NOI: $200,315
Cap Rate: 7.22%
Price: $2,775,000

BROCHURE CA



550 St Albert Rd, St. Albert, AB
Tenant: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE

SEE NEXT PAGE FOR ALBERTA & SASKATCHEWAN LISTINGS...

NNN INVESTMENT ACTIVITY

Marcus & Millichap
WESTERN CANADA NNN GROUP

ALBERTA



5401 43 Street, Bonnyville, AB
Tenants: Tim Hortons, Mary Brown's Liquor & Little Caesars
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE



4115 116 Ave SE, Calgary, AB
Tenant: Stampede Crane & Rigging
Sale Date: November 2025
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS



4316 & 4318 52 Street, Vermilion, AB
Tenant: Shell
Sale Date: November 2025
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS

SASKATCHEWAN LISTINGS



270 Hodsman Rd, Regina, SK
Tenant: Kal Tire
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



1702 100 Street, North Battleford, SK
Tenant: KFC
NOI: $130,794
Cap Rate: 6.51%
Price: $2,010,000

BROCHURE CA



301 11 Avenue E, Kindersley, SK
Tenant: 7-Eleven
NOI: $73,540
Cap Rate: 6.39%
Price: $1,150,000

BROCHURE CA



106 9 Street W, Meadow Lake, SK
Tenant: KFC
NOI: $109,599
Cap Rate: 7.05%
Price: $1,555,000

BROCHURE CA



505 1st Ave W, Assiniboia, SK
Tenant: Kal Tire Ltd.
Building Size: 10,600 SF
NOI: $100,950
Cap Rate: 7.00%
Price: 1,440,000

BROCHURE CA

SEE NEXT PAGE FOR YTD SALES

NNN INVESTMENT ACTIVITY

Marcus & Millichap
WESTERN CANADA NNN GROUP

TOTAL ACTIVE LISTINGS

36

TOTAL UNDER CONTRACT (FIRM)

14

YTD SOLD

34

TOTAL UNDER CONTRACT (CONDITIONAL)

6

NOTABLE HIGHLIGHTS



SOLD | 4 McLeod Ave, Spruce Grove, AB

Strip Centre with Major Tenants; Starbucks, Kal Tire, RBC and more

Sale Date: October 2025

CLICK TO VIEW
DEAL HIGHLIGHTS



SOLD | Kal Tire Portfolio Sale

7 NNN Kal-Tire Tenanted Properties Across B.C.

Sale Date: June 2025

CLICK TO VIEW
DEAL HIGHLIGHTS

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2024 INVESTMENT SALES OVERVIEW

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