NNN LISTINGS OVERVIEW

FEBRUARY 2026

Marcus & Millichap

Western Canada NNN Group

NNN INVESTMENT ACTIVITY

Marcus & Millichap
Western Canada NNN Group

BRITISH COLUMBIA LISTINGS



7590 Kingsway, Burnaby, B.C.
Tenant: Muffler Man
Site Size: 16,108 SF
Price: $3,600,000

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

FOR SALE



Fraser Gateway Centre
43971 Industrial Way, Chilliwack, B.C.
Tenants: Multiple
(Anchored by Marriot, Tim Hortons, Canco, and Angry Otter Liquor)
NOI: $1,526,174
Cap Rate: 4.54%
Price: $33,600,000

BROCHURE CA

FOR SALE



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

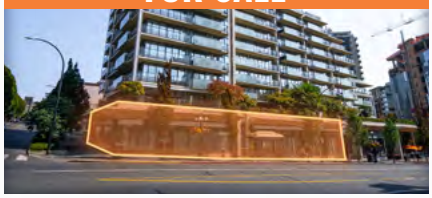
FOR SALE



18-unit KFC Portfolio | Western Canada
Tenants: KFC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE CA

FOR SALE



869 Douglas St, Victoria, B.C.
Tenant: Vacant
Saleable SF: 6,417 SF
Price: $4,810,000 ($750 PSF)

BROCHURE CA

FOR SALE



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

NEW PRICE FOR SALE



700 29th Street, Courtenay, B.C.
Tenant: Vacant
Rentable Area: 15,404 SF
Price: $3,950,000 ($256 PSF)

BROCHURE CA

FOR SALE



Dawson Creek Investment Properties
Tenants: Multiple
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE CA

SEE NEXT PAGE FOR MORE B.C. LISTINGS

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

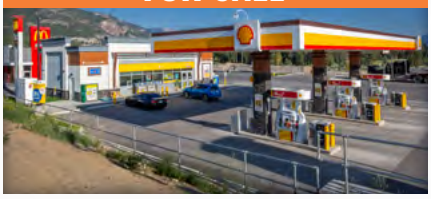
FOR SALE / LEASE



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

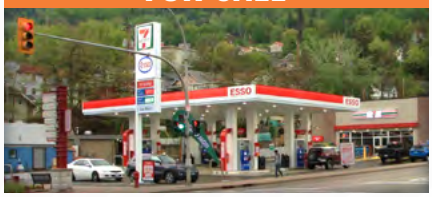
FOR SALE



4912 Athalmer Lake Rd, Invermere, B.C.
Tenants: Shell, McDonald's, Lordco
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: $12,800,000

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



4501 31 Street, Vernon, B.C.
Tenant: Government of Canada
NOI: $157,918
Cap Rate: 5.00%
Price: $3,160,000

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

NEW PRICE

FOR SALE



33261 South Fraser Way & 33264 Old Yale Road Abbotsford, B.C.
Tenants: Mr.Lube, Enterprise & Valley Pine Learning Centre
NOI: $345,747
Cap Rate: 4.75%
Price: $7,278,000

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



5850 Kingsway, Burnaby, B.C.
Tenant: Fountain Tire Ltd.
NOI: $145,054
Cap Rate: 2.22%
Price: $6,800,000

BROCHURE | CA

UNDER CONTRACT



671 Douglas Fir Rd, Sparwood, B.C.
Tenant: Kal Tire
NOI: $105,828
Cap Rate: 8.02%
Price: $1,320,000

BROCHURE | CA

SEE NEXT PAGE FOR MORE B.C. LISTINGS

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

UNDER CONTRACT



1308 Alaska Avenue, Dawson Creek, B.C.
Tenant: Tim Hortons
NOI: $234,000
Cap Rate: 6.53%
Price: $3,585,000

BROCHURE | CA

UNDER CONTRACT



4499 31 Street, Vernon, B.C.
Zoning: Light Industrial
Land Size: 1.02 Acre
Price: $1,295,000

BROCHURE | CA

UNDER CONTRACT



429 1st Street West, Vanderhoof, B.C.
Tenant: Kal Tire
NOI: $85,996
Cap Rate: 7.02%
Price: $1,240,000

BROCHURE | CA



45837 Yale Road, Chilliwack, B.C.
Tenant: Tim Hortons
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE | CA



2090 W 4th, Vancouver, B.C.
Tenants: CIBC, Global Shoe Connection Inc., Kommunity
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE | CA



5965 Kingsway, Burnaby, B.C.
Tenant: Metrotown Mitsubishi
Sale Date: January 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS



3960 Francis Rd, Richmond, B.C.
Tenant: TD Bank
Sale Date: December 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS



Kal Tire Portfolio 2 | Northern B.C.
Tenants: Kal Tire
Sale Date: December 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS



9704 112th Street, Fort St John, B.C.
Tenant: Tim Hortons
Sale Date: December 2025
Price: Contact Listings Agents

VIEW DEAL HIGHLIGHTS

SEE NEXT PAGE FOR ALBERTA LISTINGS

NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



818 18 Street, Fort Macleod, AB
Tenant: Dollarama
NOI: $237,468
Cap Rate: 6.00%
Price: $3,958,000

BROCHURE | CA

FOR SALE



27 Strathmore Dr, Sherwood Park, AB
Tenant: Kal Tire
NOI: $370,000
Cap Rate: 5.92%
Price: $6,250,000

BROCHURE | CA

FOR SALE / LEASE



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

BROCHURE | CA

FOR SALE / LEASE



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

BROCHURE | CA

UNDER CONTRACT



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



1201 2A Avenue N, Lethbridge, AB
Tenants: Strip Mall
Site Size: Contact Listing Agents
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS



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

VIEW DEAL HIGHLIGHTS



5401 43 Street, Bonnyville, AB
Tenant: Tim Hortons, Mary Brown's Liquor & Little Caesars
Sale Date: December 2025
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS



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

VIEW DEAL HIGHLIGHTS

SEE NEXT PAGE FOR SASKATCHEWAN LISTINGS

NNN INVESTMENT ACTIVITY

SASKATCHEWAN LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



270 Hodsman Road, Regina, SK
Tenant: Kal Tire
NOI: $226,040
Cap Rate: 7.00%
Price: $3,230,000

BROCHURE | CA

FOR SALE



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

BROCHURE | CA

FOR SALE



106 9 Street W, Meadow Lake, SK
Tenant: KFC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE | CA

FOR SALE



1702 100 Street, North Battleford, SK
Tenant: KFC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

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



2025 NNN INVESTMENT SALES OVERVIEW

← CLICK TO VIEW

SEE NEXT PAGE FOR LISTING SUMMARY ›

NNN INVESTMENT ACTIVITY

Marcus & Millichap
Western Canada NNN Group

LISTING SUMMARY

$212M

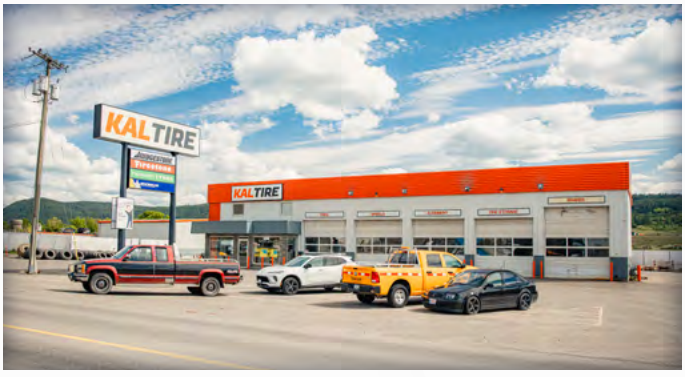
TOTAL ACTIVE LISTINGS ($)

30 TOTAL ACTIVE LISTINGS

7 TOTAL UNDER CONTRACT (CONDITIONAL)

13 TOTAL UNDER CONTRACT (FIRM)

NOTABLE TRANSACTIONS



SOLD | Kal Tire Portfolio Tranche 2 Sale

Eight (8) Kal Tire Tenanted Properties Across Northern B.C.

Sale Date: December 2025

CLICK TO VIEW
DEAL HIGHLIGHTS



SOLD | 4 McLeod Ave, Spruce Grove, AB

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

Sale Date: October 2025

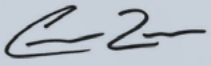
CLICK TO VIEW
DEAL HIGHLIGHTS

SEE NEXT PAGE FOR TEAM CONTACTS

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