

NNN LISTINGS OVERVIEW

APRIL 2026

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS



716 Adams Court, Kelowna, B.C.

Tenant: The Hockey Rink Corp.
NOI: \$240,230
Cap Rate: 4.75%
Price: \$5,060,000

[REGISTER HERE](#)



4929 Keith Avenue, Terrace, B.C.

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

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32525 Simon Avenue, Abbotsford, B.C.

Tenant: Multiple
NOI: \$448,561
Cap Rate: 4.28%
Price: \$10,500,000

[BROCHURE](#)

[CA](#)



80 Westgate Road, Campbell River, B.C.

Tenant: Multiple
NOI: \$136,810
Cap Rate: 5.74%
Price: \$2,385,000

[BROCHURE](#)

[CA](#)



232 Bridge Street, Princeton, B.C.

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

[BROCHURE](#)

[CA](#)



**Fraser Gateway Centre
43971 Industrial Way, Chilliwack, B.C.**

Tenants: Multiple
(Anchored by Marriott, Tim Hortons, Canco, and Angry Otter Liquor)
NOI: \$1,526,174
Cap Rate: 5.00%
Price: \$30,500,000

[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](#)



18-unit KFC Portfolio | Western Canada

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

[BROCHURE](#)

[CA](#)



869 Douglas St, Victoria, B.C.

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

[BROCHURE](#)

[CA](#)



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

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



FOR SALE



700 29th Street, Courtenay, B.C.

Tenant: Vacant
Land Size: 0.83 Acres
Rentable Area: 15,404 SF
Price: \$3,950,000 (\$256 PSF)

↓ BROCHURE

CA



FOR SALE



Dawson Creek Three (3) Properties

Tenants: Burger King, Linde, Meng Feng
NOI: \$176,025
Cap Rate: 6.77%
Price: \$2,600,000

↓ BROCHURE

CA



FOR SALE / LEASE



1300 Alaska Avenue Dawson Creek, B.C.

Tenant: Vacant (former Peavey Mart)
Land Size: 2.27 Acres
Rentable Area: 21,902 SF
Price: \$3,600,000 (\$164 PSF)

↓ 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: \$217,000 (Nov. 30, 2026)
Cap Rate: 5.43%
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



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



7590 Kingsway, Burnaby, B.C.

Tenant: Vacant - Six Bay Auto Shop
Land Size: 16,108 SF
Rentable Area: 3,696 SF
Price: \$3,600,000 (\$974 PSF)

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS



5850 Kingsway, Burnaby, B.C.

Tenant: Fountain Tire
NOI: \$150,633
Cap Rate: 2.22%
Price: \$6,800,000



38925 Production Way, Squamish, B.C.

Tenant: Kal Tire
NOI: \$165,984
Cap Rate: 5.32%
Price: \$3,120,000



671 Douglas Fir Rd, Sparwood, B.C.

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



429 1st Street West, Vanderhoof, B.C.

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



Lot 1 716 Adams Court, Kelowna, B.C.

Zoning: Industrial
Land Size: 1.05 Acres
Sale Date: March 2026
Price: Contact Listing Agents



2090 W 4th, Vancouver, B.C.

Tenants: CIBC, Global Shoe Connection Inc., Kommunity
Sale Date: February 2026
Price: Contact Listing Agents



4499 31 Street, Vernon, B.C.

Zoning: Light Industrial
Land Size: 1.02 Acres
Sale Date: February 2026
Price: Contact Listing Agent



45837 Yale Road, Chilliwack, B.C.

Tenant: Tim Hortons
Sale Date: February 2026
Price: Contact Listing Agent



5965 Kingsway, Burnaby, B.C.

Tenant: Metrotown Mitsubishi
Sale Date: January 2026
Price: Contact Listings Agents



NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS



135 Leva Ave, Red Deer, AB

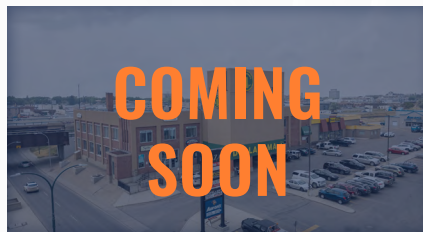
Tenant:

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

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104 13 Street, Lethbridge, AB

Tenant:

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

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5338 50 Avenue, Vegreville, AB

Tenant: Vacant (former Peavey Mart)

Land Size: 2.02 Acres

Rentable Area: 19,750 SF

Price: \$3,250,000 (\$165 PSF)

[↓ BROCHURE](#)

[CA](#)



3813 51 Avenue, High Prairie, AB

Tenant: Vacant (former Peavey Mart)

Land Size: 2.62 Acres

Rentable Area: 16,193 SF

Price: \$2,950,000 (\$182 PSF)

[↓ BROCHURE](#)

[CA](#)



27 Strathmore Dr, Sherwood Park, AB

Tenant: Kal Tire

NOI: \$370,000

Cap Rate: 5.92%

Price: \$6,250,000

[↓ BROCHURE](#)

[CA](#)



818 18 Street, Fort Macleod, AB

Tenant: Dollarama

NOI: \$237,468

Cap Rate: 6.00%

Price: \$3,958,000

[↓ BROCHURE](#)

[CA](#)



101 Bremner Drive, Sherwood Park, AB

Tenant: Rexall

Sale Date: March 2026

Price: Contact Listing Agents

[↓ VIEW DEAL HIGHLIGHTS](#)



1201 2A Avenue N, Lethbridge, AB

Tenants: Strip Mall

Sale Date: February 2026

Price: Contact Listing Agents

[↓ VIEW DEAL HIGHLIGHTS](#)



550 St Albert Rd, St. Albert, AB

Tenant: Kal Tire

Sale Date: January 2026

Price: Contact Listing Agents

[↓ VIEW DEAL HIGHLIGHTS](#)



NNN INVESTMENT ACTIVITY

SASKATCHEWAN LISTINGS



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

[↓ 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: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

[↓ BROCHURE](#)
[CA](#)




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.
Sale Date: February 2026
Price: Contact Listing Agents

[↓ VIEW DEAL HIGHLIGHTS](#)




2025 NNN INVESTMENT SALES OVERVIEW

← [CLICK TO VIEW](#)

LISTING SUMMARY

\$219M

TOTAL ACTIVE LISTINGS (\$)

34

TOTAL ACTIVE LISTINGS

19

YTD
CLOSED
TRANSACTIONS

4

TOTAL
UNDER
CONTRACT
(CONDITIONAL)

4

TOTAL
UNDER
CONTRACT
(FIRM)

NOTABLE TRANSACTIONS



SOLD | 2090 W 4th, Vancouver, B.C.

Financial Institution Anchor | Prominent Kitsilano Location
Sale Date: February 2026



SOLD | 45837 Yale Road, Chilliwack, B.C.

Longstanding Tim Hortons with Absolute Net-Lease
Sale Date: February 2026

CLICK TO VIEW

DEAL HIGHLIGHTS

CLICK TO VIEW

DEAL HIGHLIGHTS

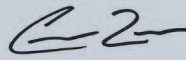
SEE NEXT PAGE FOR TEAM CONTACTS



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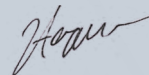
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