

NNN LISTINGS OVERVIEW

SEPTEMBER 2026

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Marcus & Millichap
Western Canada NNN Group

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



9025 Granville Street, Port Hardy, B.C.

Tenant: McDonald's
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

[REGISTER HERE](#)



6670 Sooke Road, Sooke, B.C.

Tenant: TD Bank
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

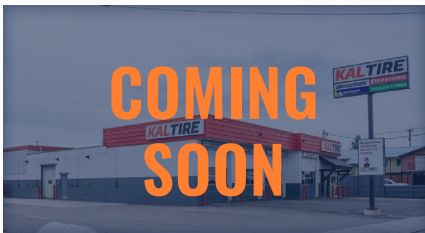
[REGISTER HERE](#)



601 Sparwood Drive, Sparwood, B.C.

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

[REGISTER HERE](#)



360 Taylor Avenue, 100 Mile House, B.C.

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

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34630 & 34650 Delair Road, Abbotsford, B.C.

Tenants: Cactus Club Cafe & Prospera Credit Union
NOI: \$624,565
Cap Rate: 4.00%
Price: \$15,615,000

[↓ BROCHURE](#)

[CA](#)



232 Bridge Street, Princeton, B.C.

Tenant: Shoppers Drug Mart
NOI: \$166,781
Cap Rate: 7.65%
Price: \$2,180,000

[↓ 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](#)



1075 Marine Drive, North Vancouver, B.C.

Tenant: Multiple (Owner-User Opp.)
Land Size: 8,103 SF
Rentable Area: 7,450 SF
Price: \$5,400,000 (\$725 PSF)

[↓ BROCHURE](#)

[CA](#)



5850 Kingsway, Burnaby, B.C.

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

[↓ BROCHURE](#)

[CA](#)



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

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



32525 Simon Avenue, Abbotsford, B.C.

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

↓ BROCHURE

CA



FOR SALE



3955 Johnston Road, Port Alberni, B.C.

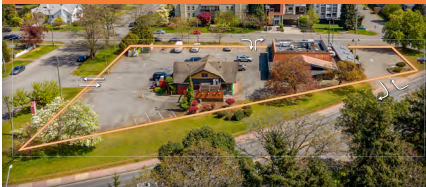
Tenant: Circle K
NOI: \$130,000
Cap Rate: 6.05%
Price: \$2,150,000

↓ BROCHURE

CA



FOR SALE



130 Terminal Avenue, Nanaimo, B.C.

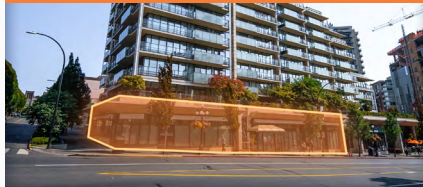
Tenant: Vacant & QSR (Chick-to-Sea)
Land Size: 0.8 Acres
Rentable Area: 6,967 SF
Price: \$2,900,000 (\$416 PSF)

↓ BROCHURE

CA



FOR SALE



869 Douglas Street, Victoria, B.C.

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

↓ BROCHURE

CA



FOR SALE



294 Bernard Avenue, Kelowna, B.C.

Tenant: BMO
NOI: Contact Listing Agents
Cap Rate: 5.00%
Price: Contact Listing Agents

↓ BROCHURE

CA



FOR SALE



716 Adams Court, Kelowna, B.C.

Tenant: The Hockey Rink Corp.
NOI: \$240,230
Cap Rate: 5.00%
Price: \$4,804,600

↓ 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



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



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



798 Victoria Street, Trail, B.C.

Tenant: 7-Eleven
NOI: \$217,000
Cap Rate: 5.43%
Price: \$3,998,000

↓ 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: \$3,250,000 (\$148 PSF)

↓ BROCHURE

CA



UNDER LOI



1511 Admirals Road, Victoria, B.C.

Tenant: Rexall
NOI: \$468,018
Cap Rate: 5.21%
Price: \$8,980,000

↓ BROCHURE

CA



FIRM

4804 50 Avenue N, Fort Nelson, B.C.

Tenant: McDonald's
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

↓ BROCHURE

CA



FIRM

1308 Alaska Avenue, Dawson Creek, B.C.

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

↓ BROCHURE

CA



FIRM

20718 Lougheed Hwy, Maple Ridge, B.C.

Tenant: Vacant & Coast-to-Coast Video (Owner-User Opp.)
Land Size: Contact Listing Agents
Rentable Area: Contact Listing Agents
Price: Contact Listing Agents

↓ BROCHURE

CA



FIRM

660 Gardena Drive, Coquitlam, B.C.

Tenant: Prado Cafe
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

↓ BROCHURE

CA



FIRM

38925 Production Way, Squamish, B.C.

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

↓ BROCHURE

CA



FIRM

700 29th Street, Courtenay, B.C.

Tenant: Vacant
Land Size: Contact Listing Agents
Rentable Area: Contact Listing Agents
Price: Contact Listing Agents

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



4929 Keith Avenue, Terrace, B.C.

Tenant: Kal Tire

Sale Date: August 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



6639 Sooke Road, Sooke, B.C.

Tenant: RBC

Sale Date: August 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



3290 Grandview Highway, Vancouver, B.C.

Tenant: BMO Bank of Montreal

Sale Date: July 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



ALBERTA LISTINGS



Pharmacy Portfolio

Tenants: I.D.A. RX Drug Mart & Hardisty Community Drug Mart

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

REGISTER HERE



**6510 Gateway Blvd NW &
10360 65 Avenue NW, Edmonton, AB**

Tenants: Mark's & Staples

Combined NOI: \$862,602

Cap Rate: 6.48%

Price: \$13,320,000 (\$334 PSF)

↓ BROCHURE

CA



10015 107 Street, Westlock, AB

Tenant: Shoppers Drug Mart

NOI: \$313,396

Cap Rate: 7.25%

Price: \$4,320,000

↓ BROCHURE

CA



4913 50th Avenue, Drayton Valley, AB

Tenant: 7-Eleven

NOI: \$92,400

Cap Rate: 7.39%

Price: \$1,250,000

↓ BROCHURE

CA



8502 Resources Road, Grande Prairie, AB

Tenant: Great Canadian Oil Change

NOI: \$182,162

Cap Rate: 7.00%

Price: \$2,600,000

↓ BROCHURE

CA



3813 51 Avenue, High Prairie, AB

Tenant: Vacant (former Peavey Mart)

Land Size: 2.62 Acres

Rentable Area: 16,193 SF

Price: \$2,500,000 (\$154 PSF)

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



101 Centre Street North, Sundre, AB

Tenant: Red Apple
NOI: \$63,000
Cap Rate: 7.24%
Price: \$870,000

↓ BROCHURE

CA



FOR SALE



135 Leva Ave, Red Deer, AB

Tenants: Smitty's, Tempo, Tesla
NOI: \$246,273
Cap Rate: 7.74%
Price: \$3,180,000

↓ BROCHURE

CA



FOR SALE



104 13 Street, Lethbridge, AB

Tenant: Multiple (Dollararama Anchored)
NOI: \$664,088
Cap Rate: 8.00%
Price: \$8,300,000

↓ BROCHURE

CA



NEW PRICE **FOR SALE / LEASE**



5338 50 Avenue, Vegreville, AB

Tenant: Vacant (former Peavey Mart)
Land Size: 2.02 Acres
Rentable Area: 19,750 SF
Price: \$2,800,000 (\$142 PSF)

↓ BROCHURE

CA



UNDER LOI



Kal Tire Portfolio | Tranche 3

Tenant: Kal Tire
Combined NOI: \$439,230
Portfolio Cap Rate: 6.11%
Portfolio Price: \$7,190,000

↓ BROCHURE

CA



SOLD



27 Strathmoor Drive, Sherwood Park, AB

Tenant: Kal Tire
Sale Date: May 2026
Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



SOLD



818 18 Street, Fort Macleod, AB

Tenant: Dollararama
Sale Date: May 2026
Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



SOLD



101 Bremner Drive, Sherwood Park, AB

Tenant: Rexall
Sale Date: April 2026
Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



SOLD



1201 2A Avenue N, Lethbridge, AB

Tenants: Strip Mall
Sale Date: February 2026
Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



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



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



UNDER LOI



1091 Chaplin Street W, Swift Current, SK

Tenant: Kal Tire
NOI: \$97,013
Cap Rate: 6.25%
Price: \$1,550,000

↓ BROCHURE

CA



UNDER LOI



115 Idylwyld Drive N, Saskatoon, SK

Tenant: Kal Tire
NOI: \$61,424
Cap Rate: 6.00%
Price: \$1,030,000

↓ BROCHURE

CA



FIRM



301 11 Avenue E, Kindersley, SK

Tenant: 7-Eleven
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

↓ BROCHURE

CA



SOLD



505 1st Ave W, Assiniboia, SK

Tenant: Kal Tire
Sale Date: February 2026
Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



2025
NNN
INVESTMENT SALES OVERVIEW

← CLICK TO VIEW

\$231M

TOTAL ACTIVE LISTINGS (\$)

40

TOTAL ACTIVE LISTINGS

33

YTD
CLOSED
TRANSACTIONS

1

TOTAL
UNDER
CONTRACT
(CONDITIONAL)

8

TOTAL
UNDER
CONTRACT
(FIRM)

NOTABLE TRANSACTIONS



SOLD (UNCONDITIONALLY)
1215 56 St, Delta, B.C.

Shoppers Drug Mart Anchored Daily Needs Centre
Sale Date: July 2026

CLICK TO VIEW
DEAL HIGHLIGHTS



SOLD
101 Bremner Dr, Sherwood Park, AB

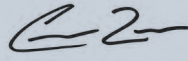
NNN Rexall With Drive-Thru
Sale Date: April 2026

CLICK TO VIEW
DEAL HIGHLIGHTS

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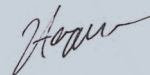
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