

NNN LISTINGS OVERVIEW

OCTOBER 2026

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Marcus & Millichap
Western Canada NNN Group

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



1002 Trans-Canada Highway, Golden, B.C.

Tenant: KFC

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[REGISTER HERE](#)



865 Notre Dame Drive, Kamloops, B.C.

Tenant: TRAXX

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[REGISTER HERE](#)



245 Vermilion Avenue, Princeton, B.C.

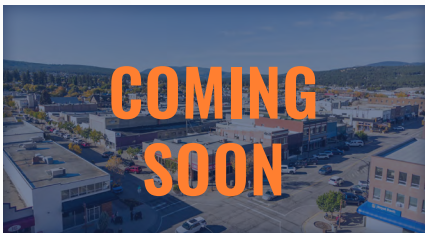
Tenant: Tim Hortons

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[REGISTER HERE](#)



919 Baker Street, Cranbrook, B.C.

Tenant: CIBC

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[REGISTER HERE](#)



2673 Sooke Road, Langford, B.C.

Tenant: GFL

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[REGISTER HERE](#)



DC Rental Portfolio

Tenant: Burger King, Subway, Panago, Salon

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: \$2,700,000

[↓ BROCHURE](#)

[CA](#)



6670 Sooke Road, Sooke, B.C.

Tenant: TD Bank

NOI: \$235,612

Cap Rate: 4.50%

Price: \$5,236,000

[↓ BROCHURE](#)

[CA](#)



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](#)



294 Bernard Avenue, Kelowna, B.C.

Tenant: BMO

NOI: Contact Listing Agents

Cap Rate: 5.00%

Price: Contact Listing Agents

[↓ BROCHURE](#)

[CA](#)



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

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



NEW PRICE

FOR SALE



232 Bridge Street, Princeton, B.C.

Tenant: Shoppers Drug Mart

NOI: \$166,781

Cap Rate: 7.65%

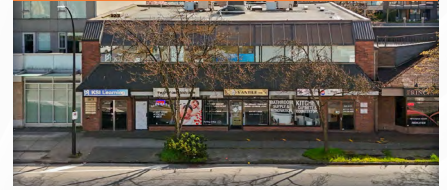
Price: \$2,180,000

↓ BROCHURE

CA



FOR SALE



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



FOR SALE



5850 Kingsway, Burnaby, B.C.

Tenant: Fountain Tire

NOI: \$150,633

Cap Rate: 2.22%

Price: \$6,800,000

↓ 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



32525 Simon Avenue, Abbotsford, B.C.

Tenants: Multiple

NOI: \$455,461

Cap Rate: 4.34%

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%

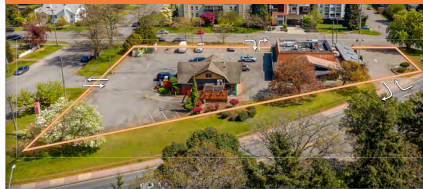
Price: \$2,150,000

↓ 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)

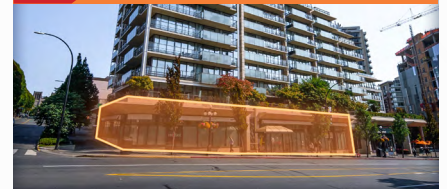
↓ BROCHURE

CA



NEW PRICE

FOR SALE



869 Douglas Street, Victoria, B.C.

Tenant: Vacant

Rentable Area: 6,417 SF

Price: \$4,500,000 (\$700 PSF)

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
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716 Adams Court, Kelowna, B.C.

Tenant: The Hockey Rink Corp.
NOI: \$241,922
Cap Rate: 5.26%
Price: \$4,600,000



4501 31 Street, Vernon, B.C.

Tenant: Government of Canada
NOI: \$164,210
Cap Rate: 5.20%
Price: \$3,160,000



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



798 Victoria Street, Trail, B.C.

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



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)



601 Sparwood Drive, Sparwood, B.C.

Tenant: Kal Tire
Land Size: 1.44 Acres
Cap Rate: 6.71%
Price: \$1,680,000



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

Tenant: Kal Tire
NOI: \$111,600
Cap Rate: 7.00%
Price: \$1,595,000



1511 Admirals Road, Victoria, B.C.

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



9025 Granville Street, Port Hardy, B.C.

Tenant: McDonald's
Land Size: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents



NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

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Western Canada NNN Group



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



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



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



660 Gardena Drive, Coquitlam, B.C.

Tenant: Prado Cafe

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

↓ BROCHURE

CA



700 29th Street, Courtenay, B.C.

Tenant: Vacant

Land Size: Contact Listing Agents

Rentable Area: Contact Listing Agents

Price: Contact Listing Agents

↓ BROCHURE

CA



38925 Production Way, Squamish, B.C.

Tenant: Kal Tire

Sale Date: September 2026

Price: Contact Listing Agents

↓ VIEW DEAL HIGHLIGHTS



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



NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



Pharmacy Portfolio

Tenants: I.D.A. RX Drug Mart & Hardisty Community Drug Mart
NOI: Contact Listing Agents
Cap Rate: 7.75%
Price: \$1,650,000

↓ BROCHURE

CA



FOR SALE



**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



FOR SALE



10015 107 Street, Westlock, AB

Tenant: Shoppers Drug Mart
NOI: \$313,396
Cap Rate: 7.25%
Price: \$4,320,000

↓ BROCHURE

CA



FOR SALE



4913 50th Avenue, Drayton Valley, AB

Tenant: 7-Eleven
NOI: \$88,800
Cap Rate: 7.10%
Price: \$1,250,000

↓ BROCHURE

CA



FOR SALE



8502 Resources Road, Grande Prairie, AB

Tenant: Great Canadian Oil Change
NOI: \$182,162
Cap Rate: 7.50%
Price: \$2,430,000

↓ BROCHURE

CA



FOR SALE / LEASE



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



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 / 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 CONTRACT



Kal Tire Portfolio | Tranche 3

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

↓ BROCHURE

CA



NNN INVESTMENT ACTIVITY

ALBERTA LISTINGS

Marcus & Millichap
Western Canada NNN Group

UNDER CONTRACT



104 13 Street, Lethbridge, AB

Tenant: Multiple (Dollarama Anchored)

NOI: \$696,210

Cap Rate: 8.81%

Price: \$7,900,000

[↓ BROCHURE](#)

[CA](#)



FIRM



101 Centre Street North, Sundre, AB

Tenant: Red Apple

NOI: Contact Listing Agents

Cap Rate: Contact Listing Agents

Price: Contact Listing Agents

[↓ BROCHURE](#)

[CA](#)



SOLD



27 Strathmoor Drive, Sherwood Park, AB

Tenant: Kal Tire

Sale Date: May 2026

Price: Contact Listing Agents

[↓ VIEW DEAL HIGHLIGHTS](#)



SASKATCHEWAN LISTINGS

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](#)



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

34 YTD
CLOSED
TRANSACTIONS

3 TOTAL
UNDER
CONTRACT
(CONDITIONAL)

9 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

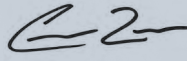
NNN Rexall With Drive-Thru
Sale Date: April 2026

CLICK TO VIEW
DEAL HIGHLIGHTS

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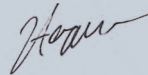
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