

FOR SALE

8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

SINGLE-TENANT NNN
QUICK SERVICE LUBE
& CAR WASH

Grande Prairie
One of Western Investor's Top Choices For Investors



FOR SALE

8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap REIS Canada, Inc. to facilitate the sale of 8502 Resources Road, Grande Prairie, Alberta (the "Subject Property"). The Subject Property is a newly built, single-tenant, carefree NNN asset, secured by a long-term lease with a multi-store franchisee, under a well-known national banner.

SALIENT DETAILS

Municipal Address: 8502 Resources Road, Grande Prairie, AB

Legal: 1820206; 3 (Bare-land strata)

Year Built: 2018

Zoning: CA - Arterial Commercial

Tenant: 2054816 Alberta Ltd.
dba Great Canadian Oil Change & Car Wash

Commencement Date: April 2018

Lease Term: 10 years

Renewal: 3 x 5 years at fair market rent

Lot Size: 21,344 SF

Net Leasable Area: 2,850 SF

Parking: 6 surface stalls

NOI: FY 1: \$155,650
FY 3: \$162,050

Cap Rate: FY 1: 6.00%
FY 3: 6.24%

Price: \$2,595,000



INVESTMENT HIGHLIGHTS



Leased on a long-term, NNN and carefree basis to a multi-store franchisee, operating under a well-known national banner



Being offered free and clear of debt - allowing investors to take advantage of attractive financing



Positioned within a recently completed bare-land condo/strata development with a strong cross-section of daily needs service retailers inclusive of Starbucks, Circle K, and Subway



Excellent frontage with multiple access points off of Resources Road, with exposure to over 23,000 vehicles per day



Well-positioned to capitalize on the on-going population growth of Grande Prairie, one of the fastest growing communities in North America*

*Grande Prairie Economic Profile - 2019

FOR SALE

8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

GRANDE PRAIRIE

One of the Fastest Growing Cities in North America*

Major Industries: **Agriculture, Forestry, and Oil & Gas**

Largest Metropolitan Area Within NW Alberta and the Peace Region

Servicing a Population of **68,258**, and Total Trade Population of **290,000 People**

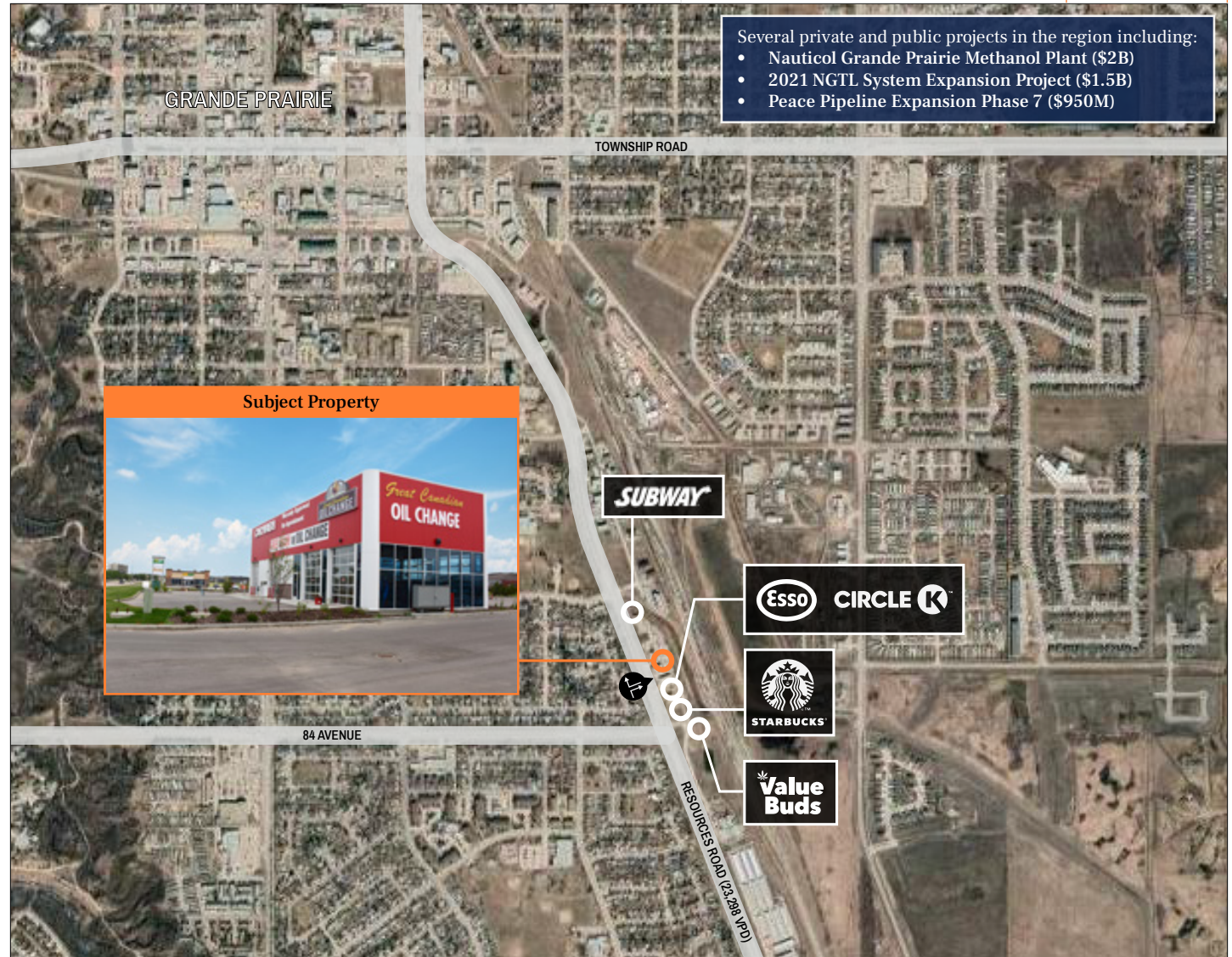
Regional Hub for **Retail and Industrial Trade**

\$1.4 of Retail Spending with **4.38M SF of Retail Inventory**

*Grande Prairie Economic Profile - 2019

Marcus & Millichap

2019 Demographics	Grande Prairie
Population	68,258
Average Household Income	\$127,250
Population Growth (2019-2024)	5.5%
Projected Population Growth (2019-2024)	4.2%



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