NNN LISTINGS OVERVIEW

NOVEMBER 2026

CLICK TO JOIN OUR EMAIL LIST



Marcus & Millichap

Western Canada NNN Group

NNN INVESTMENT ACTIVITY

Marcus & Millichap
Western Canada NNN Group

BRITISH COLUMBIA LISTINGS



7075 Kingsway, Burnaby, B.C.
Tenant: BMO Bank of Montreal
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

REGISTER HERE



1002 Trans-Canada Highway, Golden, B.C.
Tenant: KFC, Pizza Pizza, Chai Bar
NOI: $235,097
Cap Rate: 6.35%
Price: $3,700,000

BROCHURE CA



865 Notre Dame Drive, Kamloops, B.C.
Tenant: Multiple (Owner-User Opp.)
Land Size: 131,116 SF (3.01 Acres)
Rentable Area: 29,000 SF
Price: $9,500,000 ($328 PSF)

BROCHURE CA



245 Vermilion Avenue, Princeton, B.C.
Tenant: Tim Hortons
NOI: $101,250
Cap Rate: 5.5%
Price: $1,850,000

BROCHURE CA



919 Baker Street, Cranbrook, B.C.
Tenant: CIBC
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: $3,183,500

BROCHURE CA



2673 Sooke Road, Langford, B.C.
Tenant: GFL
NOI: $156,028
Cap Rate: 4.65%
Price: $3,360,000

BROCHURE CA



294 Bernard Avenue, Kelowna, B.C.
Tenant: BMO
NOI: Contact Listing Agents
Cap Rate: 5.75%
Price: $8,693,000

BROCHURE CA



232 Bridge Street, Princeton, B.C.
Tenant: Shoppers Drug Mart
NOI: $166,781
Cap Rate: 8.24%
Price: $2,025,000

BROCHURE CA



798 Victoria Street, Trail, B.C.
Tenant: 7-Eleven
NOI: $217,000
Cap Rate: 5.87%
Price: $3,698,000

BROCHURE CA

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



DC Rental Portfolio

Tenant: Burger King, Subway, Panago, Salon
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: $2,700,000

BROCHURE CA

FOR SALE



6670 Sooke Road, Sooke, B.C.

Tenant: TD Bank
NOI: $235,612
Cap Rate: 4.50%
Price: $5,236,000

BROCHURE CA

FOR SALE

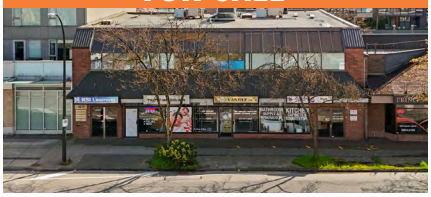


18-unit KFC Portfolio | Western Canada

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

BROCHURE CA

FOR SALE



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

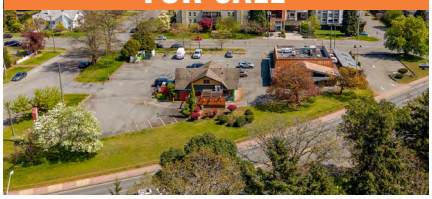


32525 Simon Avenue, Abbotsford, B.C.

Tenants: Multiple
NOI: $455,461
Cap Rate: 4.34%
Price: $10,500,000

BROCHURE CA

FOR SALE

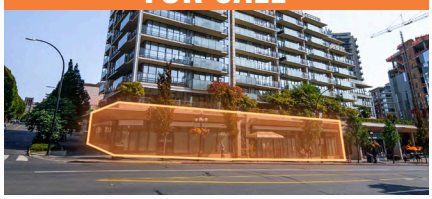


130 Terminal Avenue, Nanaimo, B.C.

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

BROCHURE CA

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group

FOR SALE



716 Adams Court, Kelowna, B.C.

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

BROCHURE | CA

FOR SALE



4501 31 Street, Vernon, B.C.

Tenant: Government of Canada
NOI: $164,210
Cap Rate: 5.20%
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

FOR SALE / LEASE

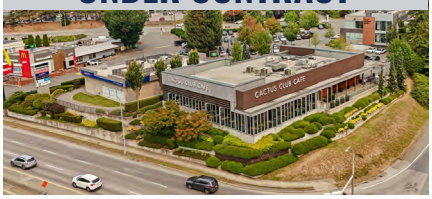


1300 Alaska Avenue, Dawson Creek, B.C.

Tenant: Vacant (former Peavey Mart)
Land Size: 2.27 Acres
Rentable Area: 21,902 SF
Price: $3,250,000 ($148 PSF)

BROCHURE | CA

UNDER CONTRACT



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

UNDER CONTRACT



601 Sparwood Drive, Sparwood, B.C.

Tenant: Kal Tire
Land Size: 1.44 Acres
NOI: $112,728
Cap Rate: 6.71%
Price: $1,680,000

BROCHURE | CA

UNDER CONTRACT



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

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

BROCHURE | CA

UNDER CONTRACT



1511 Admirals Road, Victoria, B.C.

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

BROCHURE | CA



9025 Granville Street, Port Hardy, B.C.

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

BROCHURE | CA

NNN INVESTMENT ACTIVITY

BRITISH COLUMBIA LISTINGS

Marcus & Millichap
Western Canada NNN Group



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



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

Tenant: McDonald's
Sale Date: October 2026
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS



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

Marcus & Millichap
Western Canada NNN Group

ALBERTA LISTINGS

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



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

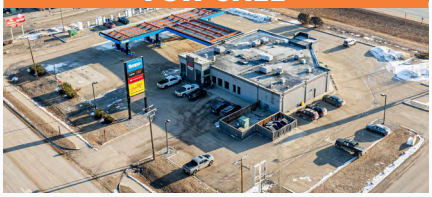


3813 51 Avenue, High Prairie, AB

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



10015 107 Street, Westlock, AB

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

BROCHURE | CA

UNDER CONTRACT



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

UNDER CONTRACT



104 13 Street, Lethbridge, AB

Tenant: Multiple (Dollarama Anchored)
NOI: $696,210
Cap Rate: 8.81%
Price: $7,900,000

BROCHURE | CA

NNN INVESTMENT ACTIVITY

Marcus & Millichap
Western Canada NNN Group

ALBERTA LISTINGS



Kal Tire Portfolio | Tranche 3
Tenant: Kal Tire
Combined NOI: Contact Listing Agents
Portfolio Cap Rate: Contact Listing Agents
Portfolio Price: Contact Listing Agents

BROCHURE | CA



101 Centre Street North, Sundre, AB
Tenant: Red Apple
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

BROCHURE | CA



115 2 Street E, Cardston, AB
Tenant: McDonald's
NOI: Contact Listing Agents
Cap Rate: Contact Listing Agents
Price: Contact Listing Agents

SASKATCHEWAN LISTINGS

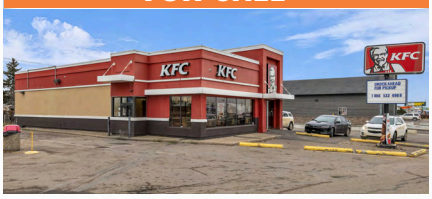
FOR SALE



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

BROCHURE | CA

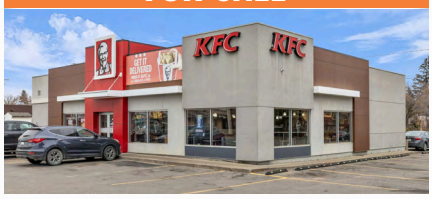
FOR SALE



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



301 11 Avenue E, Kindersley, SK
Tenant: 7-Eleven
Sale Date: October 2026
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS

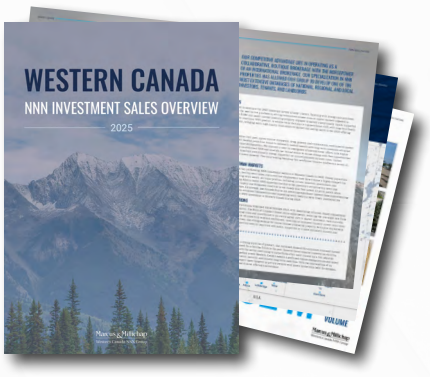


505 1st Ave W, Assiniboia, SK
Tenant: Kal Tire
Sale Date: February 2026
Price: Contact Listing Agents

VIEW DEAL HIGHLIGHTS

2025 NNN INVESTMENT SALES OVERVIEW

CLICK TO VIEW



NNN INVESTMENT ACTIVITY

Marcus & Millichap
Western Canada NNN Group

LISTING SUMMARY

$203M
TOTAL ACTIVE LISTINGS ($)

35
TOTAL ACTIVE LISTINGS

38 YTD CLOSED TRANSACTIONS

7 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

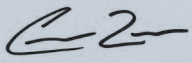
NNN Rexall With Drive-Thru
Sale Date: April 2026

CLICK TO VIEW
DEAL HIGHLIGHTS

CONTACT THE TEAM



Jon Buckley*
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com



Curtis Leonhardt*
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com



Joe Genest*
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com



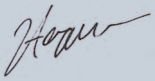
Andrew Gormley
Associate Director
(604) 935-4726
Andrew.Gormley@MarcusMillichap.com



Armaan Sohi*
Director
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com



Tyler Holman
Associate Investments
(604) 675-5211
Tyler.Holman@MarcusMillichap.com



Nadia Nejad
Transaction Coordinator
(604) 638-2121
Nadia.Nejad@MarcusMillichap.com



Hayley Lilburn
Transaction Coordinator
(604) 638-2121
Hayley.Lilburn@MarcusMillichap.com

*Personal Real Estate Corporation

CLICK TO JOIN OUR EMAIL LIST



Marcus & Millichap
Western Canada NNN Group

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.© 2026 Marcus & Millichap. All rights reserved.