

FOR SALE

DAWSON CREEK INVESTMENT PROPERTIES

- ✓ FIVE (5) PROPERTIES IN DAWSON CREEK, BRITISH COLUMBIA
- ✓ STRATEGICALLY LOCATED WITH ACCESS TO MAJOR HIGHWAYS
- ✓ ALL PROPERTIES SECURED ON CAREFREE, NET LEASES
- ✓ AVAILABLE INDIVIDUALLY OR COLLECTIVELY

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OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale five investment properties located in Dawson Creek, on the eastern edge of British Columbia's Peace River District near the Alberta border. All properties are secured by net leases and are strategically positioned along or near primary highway corridors, offering excellent visibility and access. The vendor will consider offers on either an individual asset basis or for all investment properties collectively.

INVESTMENT PROPERTIES SNAPSHOT



Tenants: Subway, Panago, Burger King, Praxair Canada Inc., Meng Fang, Strad Canada Inc. All tenants are secured under net leases, offering secure income with minimal landlord responsibilities.



Location: Five strategically located properties in Dawson Creek, with direct access and frontage on Highway 2 (Dawson Creek-Tupper Highway) and Highway 49 (Spirit River Highway).



Acquisition Options: Available individually or collectively.



SALIENT DETAILS

10508 8th Street, Dawson Creek, B.C.

PID(s):	013-661-418, 013-661-426, 013-661-434
Legal Description:	TITLE
Zoning:	C-3 - Highway Commercial
Site Size:	0.39 Acres (18,896 SF)*
Year Built:	1980
Leasable Area:	Subway: 1,866 SF
	Panago: 1,600 SF
	Vacant: 1,640 SF
	Total: 5,106 SF (67.88% Occupancy)
Tenants:	Subway & Panago
Renewal Options:	Subway: 1 x 5 Years**
	Panago: 1 x 5 Years**
Lease Expiries:	Subway: January 31, 2028
	Panago: June 30, 2028
Existing NOI:	\$94,172
Price:	\$1,600,000 (\$313 PSF)
Cap Rate:	5.89%



*BC Assessment
**Fair Market Value

INVESTMENT PROPERTIES SALE

HIGHLIGHTS



Tenant Highlights: Subway and Panago occupy a combined 3,466 SF and bring strong brand recognition, large national and global footprints, and consistent customer traffic. Their established presence and franchise stability enhance the long-term reliability and overall investment strength of the property. Both tenants are operating under net leases, providing secure income and with limited landlord responsibilities.



Prime Location: Prominently situated at the corner of Highway 2 (Dawson Creek-Tupper Highway) and 105 Avenue, the site offers excellent visibility and access, with Highway 2 carrying approximately 12,000 vehicles per day (VPD), ensuring strong traffic exposure.



Strategic Central Location: The Subject Property is ideally positioned, with the immediate area anchored by the Dawson Creek Mall, Safeway, and Northern Lights College.



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SALIENT DETAILS

1520 Alaska Avenue, Dawson Creek, B.C.

PID(s):	014-344-530 & 014-344-611
Legal Description:	LOT 1 & LOT 2, PLAN PGP33859, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, NOTE/STAT SRW PL PGP33860
Zoning:	C-3 - Highway Commercial
Site Size:	1.05 Acres (45,628 SF)*
Year Built:	1973
Leasable Area:	2,100 SF
Tenant:	Praxair Canada Inc. (Linde Supplies Store)
Lease Expiry:	March 31, 2026
Renewals:	1 x 5 Years
Basic Rent Per Annum:	\$45,423
Price:	\$750,000 (\$357 PSF)
Cap Rate:	6.06%



*BC Assessment

HIGHLIGHTS



Linde Supplies Store: Linde Canada Inc. is a premier supplier of industrial gases and related products, offering a wide range of gases such as oxygen, nitrogen, argon, and helium, along with specialty gas mixtures used in welding, food processing, and laboratory applications. Founded in 1911, Linde also provides gas management solutions, equipment, delivery services, maintenance, and safety training to support customers across Canada.



Lease Structure: The tenant is operating on a carefree, net lease, with minimal landlord responsibilities.



Prime Location: Strategically positioned on Alaska Avenue, a key retail corridor with excellent exposure and accessibility. The site benefits from strong visibility and consistent traffic, with over 10,000 vehicles per day (VPD) along Alaska Avenue.



Established Retail Node: Located within an established retail hub anchored by national and regional retailers such as Dollar Tree, No Frills, Tim Hortons, and several other well-known tenants that generate steady customer traffic.



SALIENT DETAILS

901 Alaska Avenue, Dawson Creek, B.C.

PID:	023-770-911
Legal Description:	PARCELA, BLOCK 2, PLAN PGP2244, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, (PL31742)
Zoning:	C-3 - Highway Commercial
Site Size:	0.39 Acres (16,800 SF)*
Year Built:	1997
Leasable Area:	2,250 SF
Tenant:	Dawson Creek King Restaurant Co Ltd. (o/a Burger King)
Lease Expiry:	August 30, 2029
Renewals:	2 x 5 Years**
Basic Rent Per Annum:	\$61,500
Price:	\$1,100,000 (\$489 PSF)
Cap Rate:	5.59%



*BC Assessment
**Fair Market Value

INVESTMENT PROPERTIES SALE

HIGHLIGHTS



Burger King: Burger King is one of the world's largest and most recognizable quick-service restaurant brands. Its strong customer traffic, national brand presence, and long-standing market stability make it a highly reliable and attractive tenant for investors.



Lease Structure: The tenant is operating on a carefree, net lease, with minimal landlord responsibilities.



Rare Drive-Thru Property: 13.40% site coverage featuring a single-tenant building with a drive-thru, an exceptionally rare offering along a high-traffic commercial corridor.



Prime Location: Strategically positioned on Alaska Avenue, a key retail corridor with excellent exposure and accessibility. The site benefits from strong visibility and consistent traffic, with over 10,000 vehicles per day (VPD) along Alaska Avenue.



Surrounding Area: The immediate area features an established retail node anchored by well-known tenants including BC Liquor, Fountain Tire, and Comfort Inn, along with a mix of other complementary retail and service uses that contribute to strong year-round consumer activity



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SALIENT DETAILS

1009 - 1025 Alaska Avenue, Dawson Creek, B.C.

PID:	016-497-775, 013-908-987, 013-908-995, 013-909-002, 013-909-011
Legal Description:	PARCEL A, BLOCK 3, PLAN PGP2244, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, (PD37739)
Zoning:	C-3 - Highway Commercial
Site Size:	0.19 Acres (8,400 SF)*
Year Built:	1991
Leasable Area:	3,507*
Tenant:	Cheung Sing Catering Ltd. (Meng Fan Restaurant)
Lease Expiry:	June 30, 2029
Renewals:	None
Basic Rent Per Annum:	\$64,200
Price:	\$750,000 (\$214 PSF)
Cap Rate:	8.56%



*BC Assessment

HIGHLIGHTS



Meng Fan Restaurant: A long-standing Dawson Creek favourite since 1998, Meng Fan Restaurant offers a well-loved blend of Chinese and Western cuisine. With its comfortable dining space, fresh ingredients, and inviting atmosphere, it remains a popular destination for families, groups, and local residents.



Lease Structure: The tenant is operating on a carefree, net lease, with minimal landlord responsibilities.



Prime Location: Strategically positioned on Alaska Avenue, a key retail corridor with excellent exposure and accessibility. The site benefits from strong visibility and consistent traffic, with over 10,000 vehicles per day (VPD) along Alaska Avenue.



Surrounding Area: The immediate area features an established retail node anchored by well-known tenants including BC Liquor, Fountain Tire, KFC, and Comfort Inn, along with a mix of other complementary retail and service uses that contribute to strong year-round consumer activity.



SALIENT DETAILS

10832 4th Street, Dawson Creek, B.C.

PID:	031-403-158
Legal Description:	LOT A, PLAN EPP109553, DISTRICT LOT 4473, SECTION 14, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT
Zoning:	A-2 - Large Agricultural Holdings - 63 ha
Site Size:	4.17 Acres (181,470 SF)*
Year Built:	1975
Leasable Area:	3,500 SF
Tenant:	Strad Canada Inc.
Lease Expiry:	March 14, 2031
Renewals:	None
Basic Rent Per Annum:	\$57,960
Price:	\$700,000 (\$200 PSF)
Cap Rate:	8.28%



*BC Assessment

HIGHLIGHTS



Strad Canada Inc: Established in 2003, Strad Canada Inc. provides industrial products and services for the oil & gas, power transmission, pipeline, and agriculture sectors. With a focus on innovation and sustainability, Strad offers industrial matting, surface equipment, and environmental services, backed by more than 20 years of industry experience.



Lease Structure: The tenant is operating on a carefree, net lease, with minimal landlord responsibilities.



Excellent Visibility: Situated on Highway 49 (Spirit River Highway) on the east end of Dawson Creek, the Subject Property benefits from exposure to all traffic passing through the city.



Minimal Lot Coverage: The property has 1.93% total lot coverage, indicating that the majority of the land is undeveloped and available for agricultural or other permitted A-2 uses.



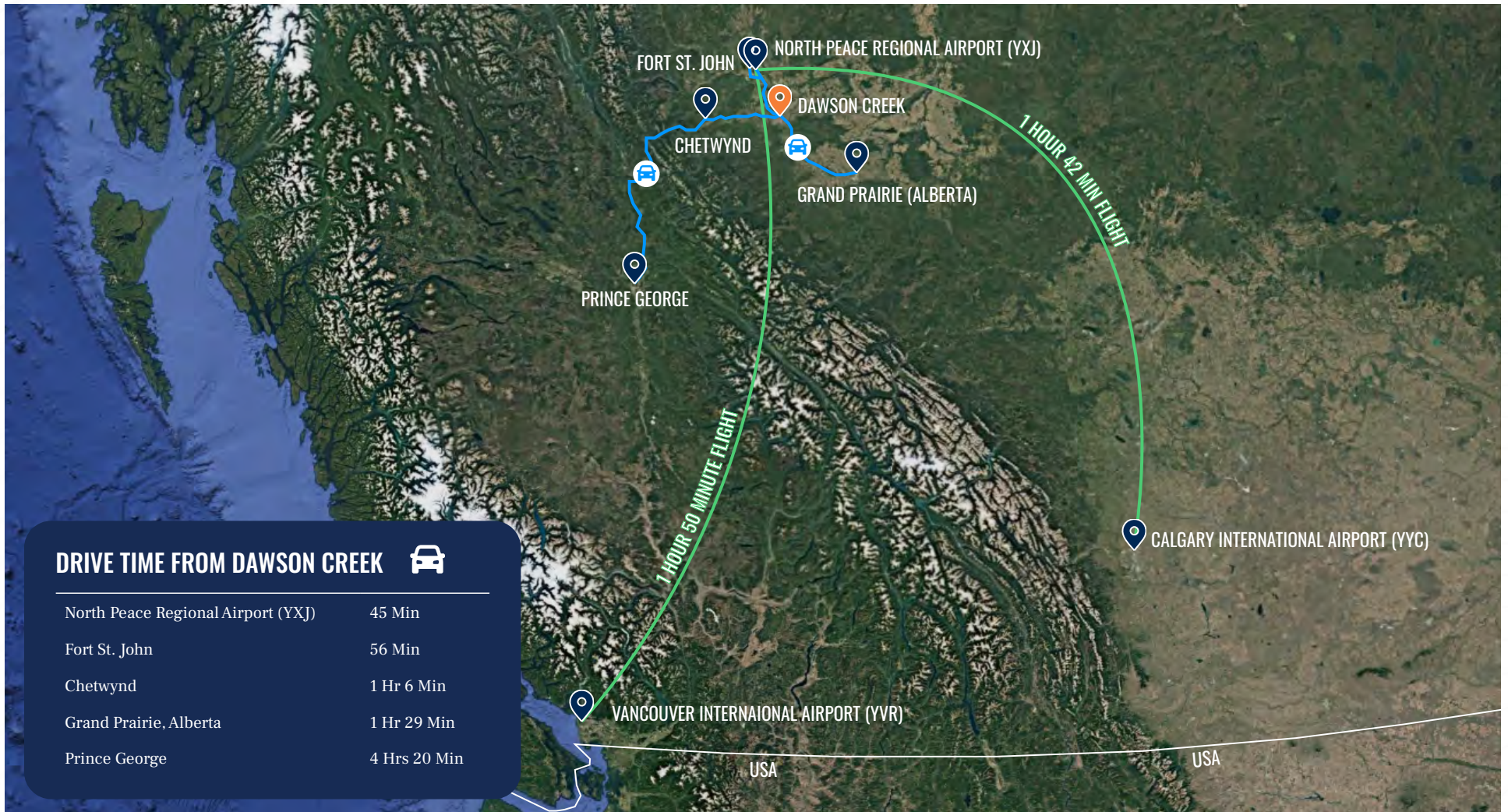
New Lease Renewal: The tenant has exercised a new five-year lease term, demonstrating a strong, ongoing commitment to the site.



MARKET OVERVIEW

DAWSON CREEK, B.C.

Dawson Creek, known as the “Mile Zero City” of the Alaska Highway, serves as a key gateway linking Alaska and the Yukon to Western Canada and the United States. With strong rail connections, regional air service, and direct highway access to Alberta, Prince George, and Fort St. John, the city anchors a trade area of approximately 30,000 residents. Supported by a diverse economy rooted in resource extraction, agriculture, and transportation, Dawson Creek is part of a rapidly growing Northeast B.C. region driven by investment in natural gas, clean energy, and critical minerals. Its strategic location, robust infrastructure, and resilient economic base position the area for sustained growth and long-term investment opportunities.





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