

FOR SALE

KALTIRE PROPERTY PORTFOLIO

CONFIDENTIALITY AGREEMENT

Round 1 - 100% Sold Out
Round 2 - Now Available
Round 3 - Coming Soon



EIGHT (8) PROPERTIES ACROSS BRITISH COLUMBIA



SINGLE-TENANT, CAREFREE, NET LEASES



ALL LEASES SECURED BY KAL TIRE LTD.



AVAILABLE INDIVIDUALLY OR AS PORTFOLIO

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Marcus & Millichap

BURNS LAKE, B.C.



CHETWYND, B.C.



DAWSON CREEK, B.C.



FORT ST JAMES, B.C.



HOUSTON, B.C.



MACKENZIE, B.C.



SMITHERS, B.C.



WILLIAMS LAKE, B.C.



OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale a portfolio of eight (8) single-tenant Kal Tire properties strategically located across British Columbia, including the Central Interior, Northern BC, and the Peace River region. Each property is secured by carefree, net leases with corporate covenant, Kal Tire Ltd., one of Canada's most established automotive service brands. Six of the eight locations feature newly executed lease terms commencing September 1, 2025, while the remaining two are mid-term leases expiring in 2028. Backed by 70+ years of operations and a network of 260+ locations nationwide, Kal Tire offers stable income. The Vendor will consider offers on individual assets or as a portfolio.

PORTFOLIO SUMMARY



Tenant: Kal Tire is one of Canada's most recognized automotive brands, operating for over 70 years with more than 260 retail locations nationwide.



Lease Structure: Carefree, net leases, with corporate covenant and minimal landlord responsibilities; each property is a corporately owned Kal Tire location.



Location: These properties are strategically located in highly visible, prime areas within their respective markets.



Environmental: Phase I and II Environmental Reports will be shared upon execution of a CA, ensuring a smooth due diligence period for prospective buyers.



Strategic Market Access: Kal Tire's rural footprint ensures reliable service for national fleets operating in smaller, underserved markets.



Diverse Demand Drivers: Each location serves a diverse customer mix spanning retail, fleet, industrial, agricultural and logistics industries, fostering recurring demand and resilient cash flow.



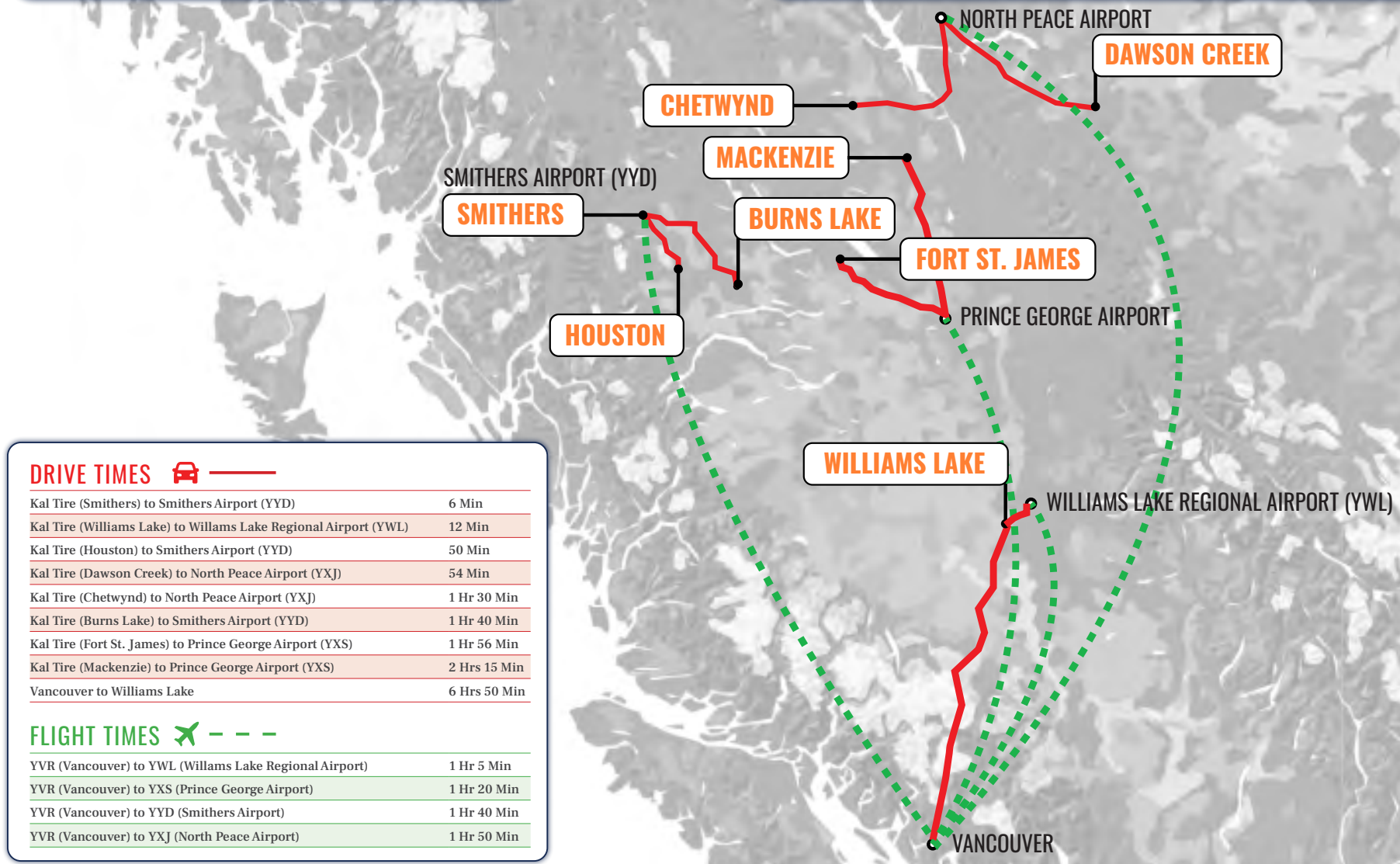
Acquisition Options: The Vendor will entertain offers as a portfolio sale or individual basis.

PORTFOLIO OVERVIEW

The portfolio comprises eight properties, all leased to Kal Tire Ltd., featuring secure, net leases backed by a corporate covenant. These assets offer a stable and low-maintenance investment opportunity with one of the most recognizable Canadian companies in the automotive industry.

KALTIRE

Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 260 stores across Canada. Backed by more than 70 years of industry experience, Kal Tire boasts an extensive supply chain that includes distribution centers and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast network, Kal Tire employs more than 6,500 dedicated team members, solidifying its position as an industry leader committed to exceptional service and operational excellence.



SALIENT DETAILS

774 HIGHWAY 16 W, BURNS LAKE, B.C.



PROPERTY HIGHLIGHT

Highway-fronting Kal Tire location in a high-growth market with 9.4% population growth from 2019–2024 and a projected 3.7% rise, with minimal competition—nearest branded competitor (OK Tire) is ~2 km away.

Legal Description:	LOT 2 DISTRICT LOT 5341 RANGE 5 COAST DISTRICT PLAN 5877 EXCEPT PLAN 12009
PID:	009-660-194
Year Built:	1970
Zoning:	C2 - Highway Commercial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	31,452 (0.72 Acres)*
Rentable Area:	4,620 SF
Property Taxes (2025):	\$8,993
Lease Term:	5 Years - Expiring 08/31/2030
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Sep 1, 2025 - Aug 31, 2030: \$32,113

Price: \$430,000

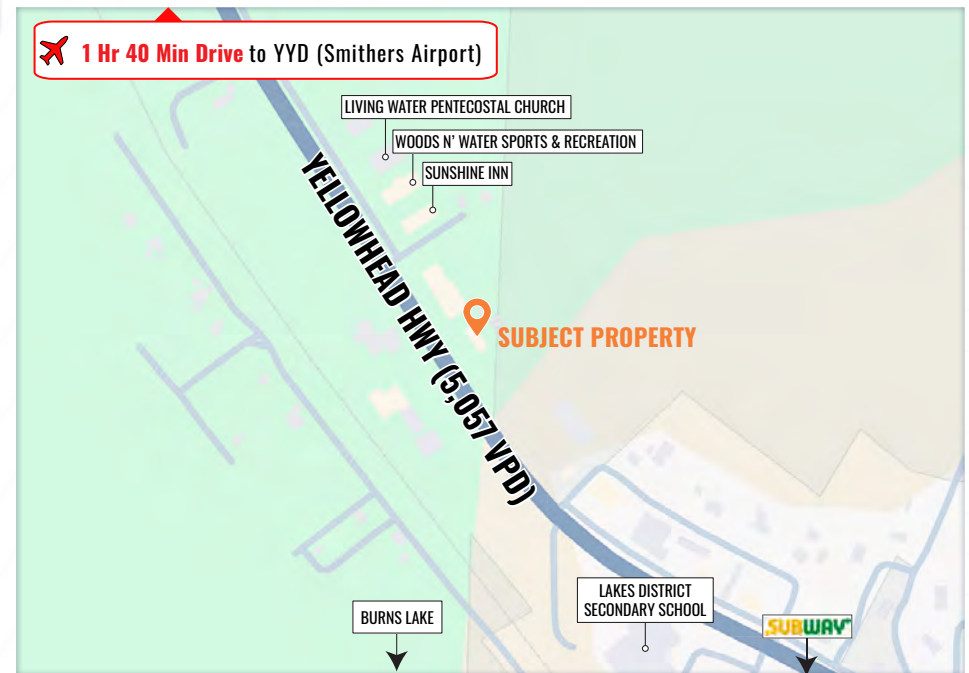
Cap Rate: 7.50%

*BC Assessment.

MARKET OVERVIEW

Located in the heart of B.C.'s Lakes District, Burns Lake is a regional hub for forestry, mining, and tourism, with a population of approximately 2,148 people. Recognized as Canada's first International Mountain Biking Association destination, the village offers a well-rounded environment to live, work, and play, attracting both industry and recreation-driven activity year-round.

Ideally situated along Highway 16, the subject property benefits from consistent exposure to logging traffic and tourism throughout all seasons. With the nearest branded competitor, OK Tire, located roughly 2 km east, Kal Tire commands a strategic position along the 110-km stretch of highway leading west toward Smithers.



DEMOGRAPHICS

Burns Lake

Total Population (2024 est.)	2,148
Average Household Income	\$110,774
Major Industries	Forestry / Wood Products, Mining, Tourism

SALIENT DETAILS

4809 S ACCESS ROAD, 4845 & 4849 51 AVE SW, CHETWYND, B.C.



PROPERTY HIGHLIGHT

High-exposure site fronting Highways 97 and 29, supported by strong local buying power (2024 avg. household income: \$144,849). Flexible zoning supports repositioning potential should Kal Tire ever vacate.

Legal Description:	LOT A, PLAN PGP28066, DISTRICT LOT 1990, PEACE RIVER LAND DISTRICT, LOT 6 & LOT 7, BLOCK C, PLAN PGP8869, DISTRICT LOT 1990, PEACE RIVER LAND DISTRICT
PID:	006-161-821, 005-226-091, 005-226-104
Year Built:	1983
Zoning:	C2 - Highway Commercial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	LOT A: 25,101 SF (0.57 Acres)* LOT 6 & LOT 7: 23,139 SF (0.54 Acres)** TOTAL: 48,240 SF (1.11 Acres)**
Rentable Area:	6,175 SF
Property Taxes (2025):	\$12,375
Lease Term:	5 Years - Expiring 02/29/2028
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Mar 1, 2023 - Feb 29, 2028: \$61,750
Price:	\$800,000
Cap Rate:	7.75%

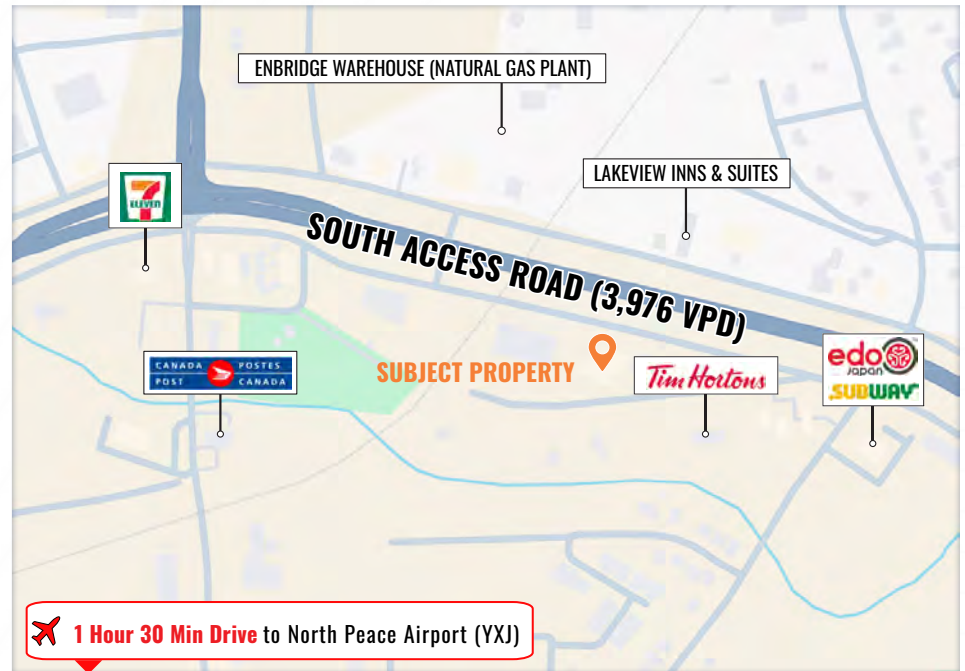
*4809 S Access Road (Lot A) refers to the site occupied by the Kal Tire tenanted building.

**BC Assessment

MARKET OVERVIEW

Located in the eastern foothills of the Rocky Mountains, where Highways 97 and 29 meet the CN Rail mainline, Chetwynd serves as the gateway to the Peace River energy corridor. Its population of roughly 2,300 people supports its economy, driven by forestry, natural-gas and coal operations, making the district municipality a key logistics and service hub for northern resource projects.

Anchoring the crossroads of Highways 97 & 29, the subject property's main competitor is a locally run Tirecraft at 4305 46 St less than 1 km away, leaving Kal Tire as the only national chain in town. The new wind-energy projects additionally increase demand through its service trucks and heavy-haul loads that roll through year-round.



DEMOGRAPHICS

Chetwynd

Total Population (2024 est.)	2,365
Average Household Income	\$144,849
Major Industries	Forestry, Coal & Natural-Gas Extraction, Transportation

SALIENT DETAILS

800 107 AVE, 801 & 805 106 AVE, DAWSON CREEK, B.C.



PROPERTY HIGHLIGHT

Prominent corner site with strong highway exposure and retail adjacency, offering excellent near-term income and long-term repositioning potential.

Legal Description:

LOT 1 BLOCK 28 SECTION 15 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP29752, LOT 17 & 18, BLOCK 28, PLAN PGP3553, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT

PID: 029-063-744, 013-709-968, 013-742-990

Year Built: 1981

Zoning: [C-3 - Highway Commercial](#)

Tenant: Kal Tire Ltd. ("Kal Tire")

Land Size:
LOT 1: 37,026 SF (0.85 Acres)*
LOT 17: 5,400 SF (0.13 Acres)**
LOT 18: 6,177 SF (0.14 Acres)**
TOTAL: 48,603 SF (1.12 Acres)**

Rentable Area: 9,132 SF

Property Taxes (2025): \$46,448

Lease Term: 5 Years - Expiring 08/31/2030

Renewal Options: 4 x 5 Years

Basic Rent Schedule: Sep 1, 2025 - Aug 31, 2030: \$164,376

Price: \$2,190,000

Cap Rate: 7.50%

*800 107 Avenue (Lot 1) refers to the site occupied by the Kal Tire tenanted building.

**BC Assessment

KAL TIRE PROPERTY PORTFOLIO

MARKET OVERVIEW

Dawson Creek marks the southern start of the Alaska Highway and connects Highways 2, 49 and 97. With a population just over 13,300, the city blends strong agriculture roots with oil-and-gas services, positioning it as a strategic staging point for trade and tourism across the Peace Country.

Fronting 107 Ave just north of "Mile 0" on the Alaska Highway, the asset intercepts long-haul rigs and oilpatch service trucks at a key staging point. Its high-exposure location ensures consistent commercial traffic and positions Kal Tire as the first-choice service provider, enhancing the property's long-term viability and investment appeal.



DEMOGRAPHICS

Dawson Creek

Total Population (2024 est.)	13,389
Average Household Income	\$122,056
Major Industries	Oil & Gas, Agriculture, Mining / Forestry

Marcus & Millichap

SALIENT DETAILS

206 DOUGLAS AVE, FORT ST. JAMES, B.C.



PROPERTY HIGHLIGHT

Corner site with a well-maintained building, leased to Kal Tire on a 5-year term with 4 x 5-year renewal options. No nearby branded competition.

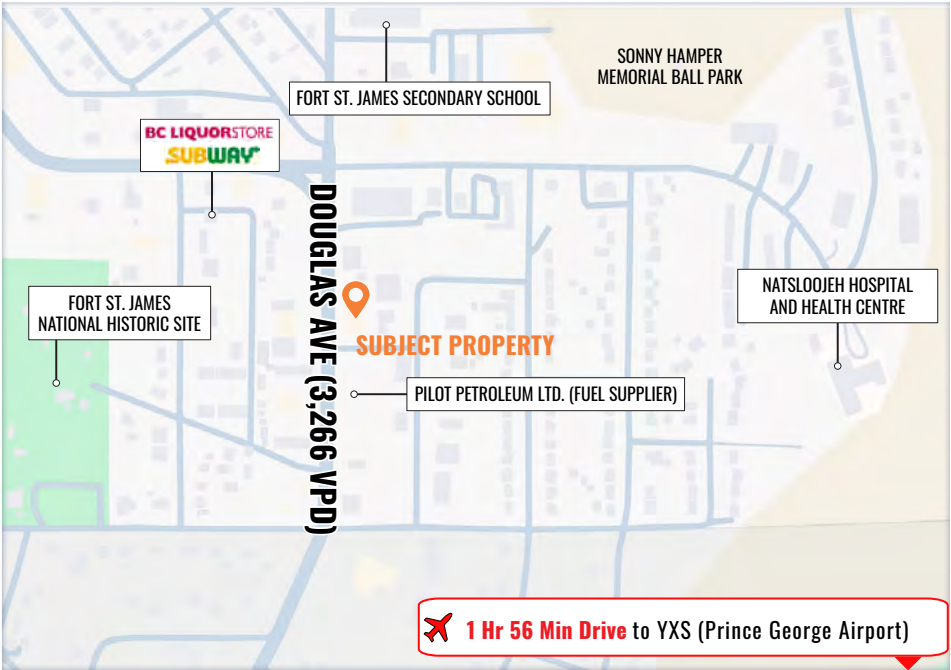
Legal Description:	LOTS 10, 11, 12, 13, 14, 15 BLOCK 37 DISTRICT LOT 1267 RANGE 5 COAST DISTRICT PLAN 1128
PID:	008-295-883, 008-295-913, 008-295-891, 008-295-867, 008-295-921, 008-295-930
Year Built:	1978
Zoning:	C-3 - Highway Commercial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	24,156 SF (0.55 Acres)*
Rentable Area:	4,800 SF
Property Taxes (2025):	\$10,050
Lease Term:	5 Years - Expiring 08/31/2030
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Sep 1, 2025 - Aug 31, 2030: \$44,640
Price:	\$580,000
Cap Rate:	7.75%

*BC Assessment.

MARKET OVERVIEW

With a population of approximately 1,729, Fort St. James functions as a vital service hub for surrounding First Nations communities and regional resource operations. Positioned at the terminus of Highway 27 on Stuart Lake, the community supports a local economy rooted in forestry and mining, with growing activity tied to nearby industrial and infrastructure projects.

Kal Tire effectively holds a regional monopoly, with its nearest branded competitor, Fountain Tire in Vanderhoof, located 55 km south, capturing all branded tire demand in the area.



DEMOGRAPHICS

Fort St. James	
Total Population (2024 est.)	1,729
Average Household Income	\$122,096
Major Industries	Forestry, Mining, Agriculture / Tourism

SALIENT DETAILS

2289 NORTH TWEEDIE AVE, HOUSTON, B.C.



PROPERTY HIGHLIGHT

1.75-acre industrial corner on Highway 16, Northern BC's energy corridor, under a flexible 3-year lease, seizing today's traffic with future repositioning potential.

Legal Description:	LOT 2 DISTRICT LOT 340 RANGE 5 COAST DISTRICT PLAN 6680
PID:	007-840-420
Year Built:	1976
Zoning:	M-1 - Light Industrial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	76,230 SF (1.75 Acres)*
Rentable Area:	3,972 SF
Property Taxes (2025):	\$11,127
Lease Term:	5 Years - Expiring 02/29/2028
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Mar 1, 2023 - Feb 29, 2028: \$51,636

Price: \$690,000

Cap Rate: 7.50%

*BC Assessment.

MARKET OVERVIEW

Houston, a community of approximately 3,200, sits along Highway 16 and the CN mainline between Prince George and the Port of Prince Rupert. Its economy is anchored by two of B.C.'s largest sawmills, the nearby Huckleberry copper-molybdenum mine, and a growing cluster of value-added wood manufacturers. Combined with a rise in outdoor tourism, these drivers position Houston for steady and diversified growth.

Near the subject property, there is a Traction Tire shop 1 km away (2216 Nadina Ave N), however, the next branded competitor is 52 km west in Smithers, ensuring steady demand.



DEMOGRAPHICS

Houston	
Total Population (2024 est.)	3,270
Average Household Income	\$110,563
Major Industries	Forestry, Mining, Tourism

SALIENT DETAILS

1160 MILL ROAD, MACKENZIE, B.C.



PROPERTY HIGHLIGHT

Large 2.3-acre corner site with low site coverage on a 5-year lease backed by a corporate covenant. Benefits from Mackenzie's position as an affordable bedroom community to Prince George, capturing strong commuter and service traffic demand.

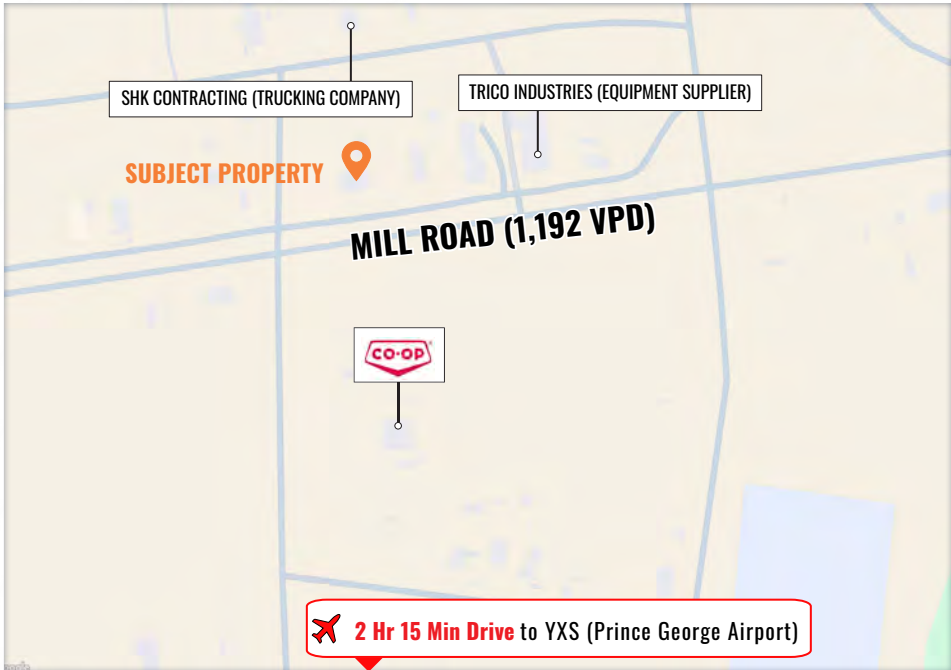
Legal Description:	LOT 2 DISTRICT LOT 12479 CARIBOO DISTRICT PLAN BCP40538
PID:	027-883-892
Year Built:	1981
Zoning:	M1 - Light Industrial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	100,188 SF (2.30 Acres)*
Rentable Area:	5,269 SF
Property Taxes (2025):	\$6,817
Lease Term:	5 Years - Expiring 08/31/2030
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Sep 1, 2025 - Aug 31, 2030: \$46,980
Price:	\$610,000
Cap Rate:	7.75%

*BC Assessment.

MARKET OVERVIEW

Situated at the south end of Williston Lake on Highway 39 (28 km off Highway 97), Mackenzie is known for its logging and lumber industry. The district municipality now also supports regional mining operations and offers abundant recreation, making it an appealing choice for residents and tourists seeking an active lifestyle.

Just off Highway 97 on Mill Road, the subject property serves the massive Williston-Lake timber basin and Mount Milligan mine, by being one of two automotive service alternatives in the area, with no chain alternative for 180 km until Prince George.



DEMOGRAPHICS

Mackenzie	
Total Population (2024 est.)	3,250
Average Household Income	\$107,853
Major Industries	Logging / Lumber, Pulp & Paper, Tourism

SALIENT DETAILS

4320 HWY 16, SMITHERS, B.C.



PROPERTY HIGHLIGHT

Premier highway corner site in one of the portfolio's strongest markets, benefitting from a local airport and numerous surrounding national retailers. Delivers strong 5-year income with exceptional repositioning potential.

Legal Description:	LOT B EXCEPT: PART ROAD ON PLAN PRP48058; DISTRICT LOT 865 RANGE 5 COAST DISTRICT PLAN 9721
PID:	005-857-325
Year Built:	1977
Zoning:	C2 - Neighbourhood Commercial Zone
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	62,295 SF (1.43 Acres)*
Rentable Area:	10,000 SF
Property Taxes (2025):	\$31,692
Lease Term:	5 Years - Expiring 08/31/2030
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Sep 1, 2025 - Aug 31, 2026: \$94,777 Sep 1, 2026 - Aug 31, 2027: \$106,304 Sep 1, 2027 - Aug 31, 2028: \$119,233 Sep 1, 2028 - Aug 31, 2029: \$133,734 Sep 1, 2029 - Aug 31, 2030: \$150,000

Price: \$1,650,000**

Cap Rate: 6.00%**

**NOI is as of Oct 1, 2025. \$40,000 (rounded to nearest \$10,000) represents the present value of the remaining \$48,476.90 overhead door replacement amortization (as of Oct 1, 2025), using an 8.00% discount rate over the remaining lease term ending July 31, 2030.

*BC Assessment.

MARKET OVERVIEW

Located between Prince George and Prince Rupert, Smithers is a regional hub with a diverse and resilient economy. Key sectors include forestry, mining and exploration, healthcare, government services, education, retail, and tourism. As the commercial and administrative centre of the Bulkley Valley, Smithers is well-connected via Highway 16, the CN mainline, and the Smithers Regional Airport.

Highway-visible frontage paired with Smithers' diversified, growing economy, channels constant traffic and increased consumer spending that position this Kal Tire for sustained sales and reliable long-term cash flow.



DEMOGRAPHICS

Smithers	
Total Population (2024 est.)	5,634
Average Household Income	\$115,260
Major Industries	Forestry, Mining / Exploration, Tourism & Government Services

SALIENT DETAILS

1055 S MACKENZIE AVE, WILLIAMS LAKE, B.C.



PROPERTY HIGHLIGHT

1.44-acre high-exposure site, fully leased to Kal Tire on a 10-year term in a stable, diversified market.

Legal Description:	LOT A DISTRICT LOT 7045 CARIBOO DISTRICT PLAN 28243
PID:	006-076-921
Year Built:	1995
Zoning:	M-2 - General Industrial
Tenant:	Kal Tire Ltd. ("Kal Tire")
Land Size:	62,726 SF (1.44 Acres)*
Rentable Area:	6,008 SF
Property Taxes (2025):	\$24,023
Lease Term:	10 Years - Expiring 08/31/2035
Renewal Options:	4 x 5 Years
Basic Rent Schedule:	Sep 1, 2025 - Aug 31, 2035: \$90,120

Price: **\$1,470,000****

**\$80,000 (rounded to nearest \$10,000) represents the present value of the remaining \$125,433.31 parking lot repaving amortization (as of Oct 1, 2025), using an 8.00% discount rate over the remaining lease term ending July 31, 2035.

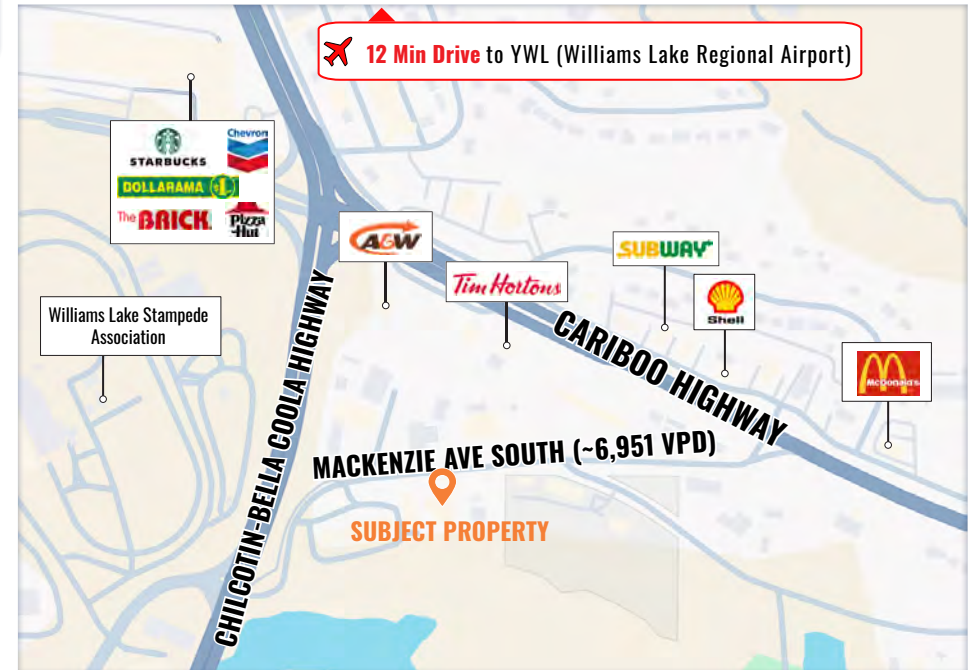
Cap Rate: **6.50%****

*BC Assessment.

MARKET OVERVIEW

Strategically located at the junction of Highways 97 and 20, Williams Lake serves as the commercial centre for the 24,000-person Cariboo region. Its economy is driven by forestry, copper mining, ranching, and a growing logistics sector. Stable service-sector spending is supported by its position between Prince George and Kamloops, along with year-round regional activity.

Commanding a high-visibility corner on the main highway junction, the subject property intercepts workers, ranchers, and event visitors moving through the region, driving consistent sales volume.



DEMOGRAPHICS

Williams Lake	
Total Population (2024 est.)	11,632
Average Household Income	\$106,898
Major Industries	Forestry / Logging, Mining, Ranching & Tourism

OFFERING SUMMARY



Properties **8**



Combined Occupancy **100%**



\$ PSF (Portfolio) **\$168 PSF**



Cap Rate (Portfolio) **7.0%**



Combined NOI (Oct-2025) **\$588,313**



WALE* **5.3 Years**

*Weighted Average Lease Expiry.

ASKING PRICES

774 BC-16, Burns Lake, B.C. **\$430,000**

4809 S Access Road, 4845 & 4849 51 Ave SW, Chetwynd, B.C. **\$800,000**

800 107 Ave, 801 & 805 106 Ave, Dawson Creek, B.C. **\$2,190,000**

206 Douglas Ave, Fort St James, B.C. **\$580,000**

2289 Tweedie Ave, Houston, B.C. **\$690,000**

1160 Mill Rd, Mackenzie, B.C. **\$610,000**

4320 BC-16, Smithers, B.C. **\$1,650,000**

1055 MacKenzie Ave S, Williams Lake, B.C. **\$1,470,000**

Total Portfolio \$8,420,000

DOWNLOAD CONFIDENTIALITY AGREEMENT

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