

FOR SALE



505 1 AVENUE W, ASSINIBOIA, SASKATCHEWAN

SINGLE-TENANT AUTOMOTIVE INVESTMENT PROPERTY | PRICE: \$1,440,000 | CAP RATE: 7.00%



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- ✓ CORPORATE COVENANT
- ✓ LANDLORD-FAVOURABLE NET LEASE
- ✓ LONGSTANDING TENANCY

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 505 1 Avenue W, Assiniboia, Saskatchewan (the "Subject Property"). The Subject Property is a single-tenant automotive and truck service facility leased to Kal Tire Ltd., Canada's largest independent tire dealer. Situated on a 2.3-acre site with a total building area of 10,600 square feet, the property benefits from a long-term, landlord-favourable net lease. The offering provides investors with stable cash flow from a tenant that is secured by a strong corporate covenant.



Corporate Covenant & Net Lease

100% Leased to Kal Tire Ltd., a corporate tenant responsible for all operating costs, including utilities and day to day management.



Large Site with Two Buildings

Improved with a 6,600 SF Kal Tire facility and a 4,000 SF truck repair building (subleased by Kal Tire to JHS Semi Repair), the 2.3-acre site offers operational flexibility and additional service capacity.



Strategic Location in Agricultural Hub

Well positioned in Assiniboia, a regional service centre for Southern Saskatchewan's grain belt, benefiting from CP Rail freight operations, grain terminals, and farm-equipment dealerships.



Stable Local Economy

Supported by agriculture, transportation, and light industry, Assiniboia offers a stable economic base with higher-than-average household incomes for the province.



Investor-Friendly Market

Low operating costs and municipal incentives for light industrial and logistics uses enhance tenant retention and long-term asset stability.



1 AVENUE WEST

SALIENT DETAILS

Address: 505 1 Avenue W, Assiniboia, Saskatchewan

Legal Description: Blk/Par 3 Plan No. 101184027 Extension 0

Parcel Number: 135626711

Zoning: [C2 General Commercial](#)

Site Size: 2.3 Acres*

Rentable Area: Kal Tire Building 6,600 SF

Truck Repair Building 4,000 SF**

Total 10,600 SF

Year Built: Kal Tire Building: 1998
Truck Repair Building: 2015

Environmental: Phase II ESA available upon execution of the Confidentiality Agreement.

Tenant: Kal Tire Ltd.

Lease Expiry: February 28, 2030

Renewal Options: 3 x 5 Years***

NOI: \$100,950

Cap Rate: 7.00%

Price: **\$1,440,000**

*Estimated based on aerial photo

**Subleased by Kal Tire to JHS Semi Repair.

***On the basis of the then current market rental for the premises.

505 1ST AVENUE W



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.

MARKET OVERVIEW

ASSINIBOIA

Situated in Southern Saskatchewan, Assiniboia serves as a strategic service hub for the surrounding agricultural region. The town benefits from its location along Highway 13 (Red Coat Trail) and Highway 2, enabling efficient trucking routes across southern Saskatchewan and into Alberta and Manitoba.

The local economy is anchored by agriculture, transportation, and light industry, with major employers including CP Rail freight operations, grain terminals, and farm-equipment dealerships. This stable economic foundation is complemented by higher-than-average household incomes for the province, supporting steady consumer demand.

Assiniboia serves as a regional hub with a trade area of over 10,000 residents, providing a consistent customer base for retail and service businesses. The municipality supports investment through its Community Investment Incentive Policy, which offers tax abatements for new development, and the Main Street Revitalization Grant, which provides funding for building and property improvements. These programs strengthen tenant retention and long-term asset stability.



Stable service centre for Southern Saskatchewan's grain belt, serving a rural population of over 10,000.



Strategic location at Highway 13 & Highway 2 for regional trucking and logistics.



Assiniboia is home to Canadian Pacific freight yards, grain terminals, and one of Saskatchewan's largest livestock auctions, making it a central point for moving farm products and equipment across the region.



LOCATION OVERVIEW



PROPERTY PHOTOS



505 1ST AVENUE W

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