

FOR SALE



PARKLAND



192 MAIN STREET, CARDSTON, ALBERTA

- » 100% LEASED BY PARKLAND CORPORATION
- » SINGLE-TENANT NNN INVESTMENT OPPORTUNITY
- » CAP RATE: 6.98%
- » PRICE: \$950,000



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity for an investor to acquire 192 Main Street, Cardston, Alberta (the "Subject Property"). The Subject Property represents a stable, freestanding, single-tenant property, tenanted by Fas Gas Plus, successfully operating at this location since 2004. The tenant is operating on a completely NNN lease with minimal landlord responsibilities.

SALIENT DETAILS

Address:	192 Main Street, Cardston, Alberta
LINC:	0030 504 353
Legal Description:	PLAN 0411838 BLOCK 35 LOT 5 EXCEPTING THEREOUT ALL MINES AND MINERALS
Zoning:	C1 - Central Commercial
Lot Size:	16,234 SF (0.37 Acres)
Rentable SF:	2,422 SF
Lease Expiry:	June 30th, 2029
Tenant:	Parkland Corporation
Renewal Options:	2 x 5 Years
NOI:	\$66,275
Asking Price:	\$950,000
Cap Rate:	6.98%

192 MAIN STREET

TENANT OVERVIEW



Parkland (parent of Fast Gas Plus) is Canada and the Caribbean's largest, and one of America's fastest growing, independent suppliers and marketers of fuel and petroleum products and a leading convenience store operator with a market cap of \$5.99B*.



Fas Gas Plus is one of Parkland's family of brands, with locations spanning British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Prince Edward Island, and the Northwest Territories. With over 35 years of experience, Fas Gas Plus operates 200 locations across Western Canada.

HIGHLIGHTS



100% leased and secured by a longstanding, experienced corporate tenant, Parkland Corporation, which operates over 4,000 retail and commercial locations across Canada, the United States, and the Caribbean.



The tenant is operating on a carefree, NNN lease with minimal landlord responsibilities



Stable, income producing single-tenant building improved with a gas-bar and convenience store, strategically positioned on a corner lot along Main Street.



The tenant is responsible for all day-to-day management of the Subject Property including landscaping, garbage removal, HVAC maintenance, etc.

*As of 15-Jan-2025

MARKET OVERVIEW

Cardston, Alberta, located 45 minutes southwest of Lethbridge along Highway 5, is home to 3,865 residents. With its stunning natural landscapes and proximity to Waterton Lakes National Park, tourism remains a cornerstone of the local economy. Recent investments in the west industrial area and infrastructure improvements downtown have bolstered economic growth, attracting new businesses and residents. This vibrant community continues to expand, offering a growing mix of retailers, restaurants, and service providers.

 <p>Population of 3,865</p>	 <p>1,400 Total Private Dwellings (74% owner-occupied)</p>
 <p>Main Industries: Agriculture, Tourism and Wind Energy</p>	 <p>Average Household Income of \$84,000</p>



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