

FOR SALE

KAL TIRE PORTFOLIO

B.C. INTERIOR AND SASKATCHEWAN

3 PROPERTY PORTFOLIO

- ✓ *ALL LEASES SECURED BY KAL TIRE LTD.*
- ✓ *STRATEGICALLY LOCATED WITH ACCESS TO MAJOR HIGHWAYS*
- ✓ *SINGLE-TENANT, CAREFREE, TRIPLE-NET LEASES*
- ✓ *AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO*

TOTAL PORTFOLIO PRICE: \$5,790,000

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CONFIDENTIALITY AGREEMENT

Marcus & Millichap



VANDERHOOF

\$1,240,000
(7.00% CAP RATE)



SPARWOOD

\$1,320,000
(8.00% CAP RATE)



REGINA

\$3,230,000
(7.00% CAP RATE)

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present a three-property, triple-net ("NNN") leased automotive retail portfolio located in Vanderhoof & Sparwood, B.C. and Regina, SK. Each property is leased to Kal Tire Ltd., Canada's largest independent tire dealer, and is strategically positioned within established industrial or highway-oriented commercial nodes offering strong visibility and convenient access. The portfolio comprises over 46,700 SF of improvements across 3.44 acres and benefits from landlord-favourable NNN leases that provide stable, long-term income with minimal management obligations.

PORTFOLIO SNAPSHOT



Lease Structure: All properties are secured under carefree NNN leases with corporate covenant.



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







Location: All three properties are positioned in high-visibility, highway-oriented areas within their respective markets, providing excellent accessibility and exposure.

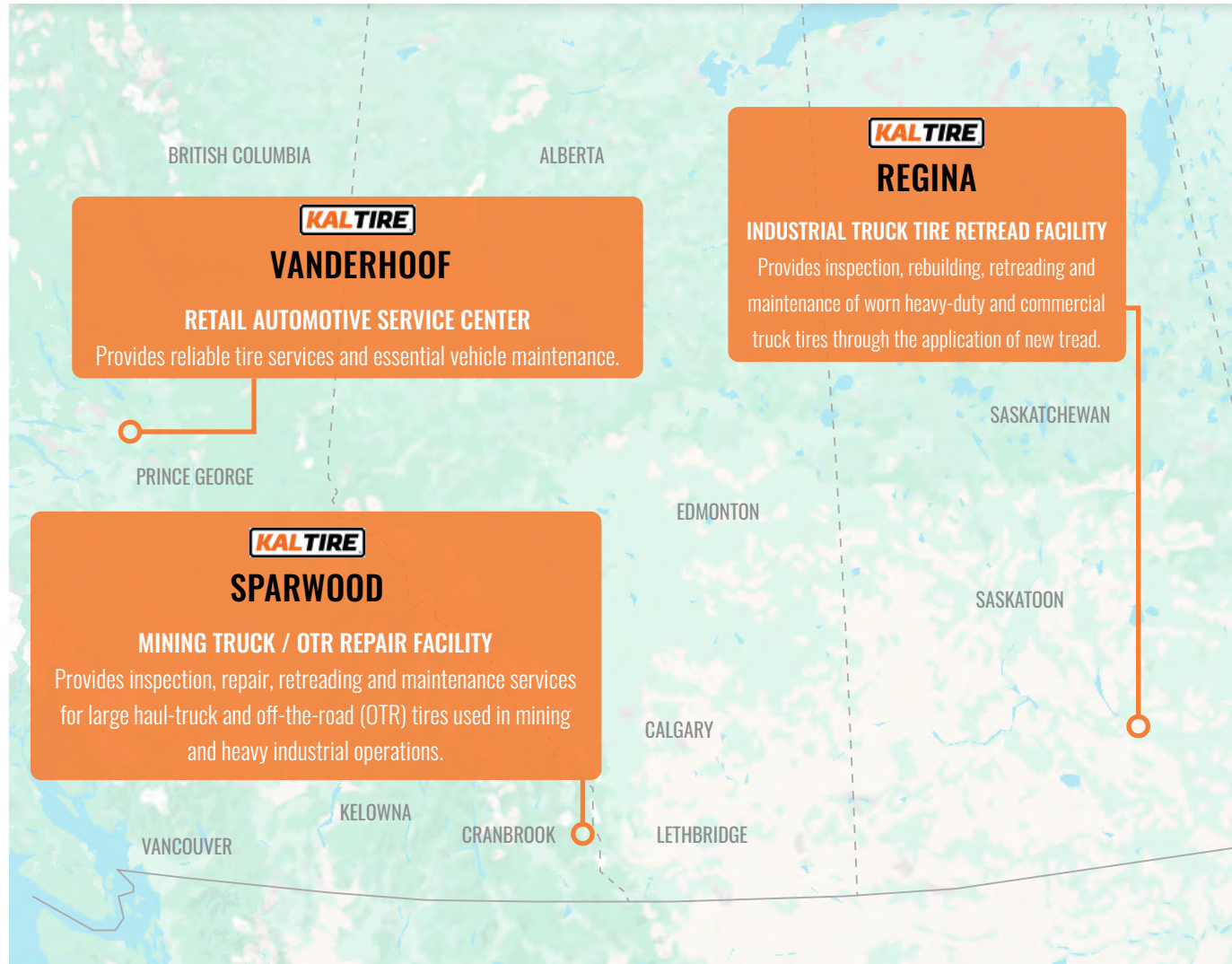


Acquisition Options: Available individually or as a portfolio.



PORTFOLIO OVERVIEW

 <p>3 Properties</p>	 <p>100% Combined Occupancy</p>
 <p>\$418,864 NOI (as of Jan. 2026)</p>	 <p>7.23% Cap Rate (as of Jan. 2026)</p>



TENANT OVERVIEW



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 centres 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

429 1ST STREET WEST, VANDERHOOF, B.C.

Legal Description:	LOT A, PLAN PRP42952, SECTION 09, TOWNSHIP 11, RANGE 5, COAST RANGE 5 LAND DISTRICT, SEE SRW PRP42953
PID:	024-291-552
Zoning:	C-2 - Highway Commercial I-1 - Light Industry
Year Built:	1997
Site Size:	1.34 Acres
Tenant:	Kal Tire Ltd.
Lease Expiry:	October 31, 2030
Renewal Options:	2 x 5 Years (<i>Renewal rents based on 'Fair Market'</i>)
	Mezzanine Area: 553 SF
	Basement Floor Area: 5,255 SF
Total Building Area:	Main Floor (Kal Tire): 6,214 SF (<i>Rentable Area</i>)
	Total Building Area: 12,022 SF
	Canopy Area: 2,726 SF
NOI:	\$86,996 (<i>\$14.00 PSF based on Rentable Area</i>)
Cap Rate:	7.02%
Price:	\$1,240,000 (\$103 PSF)

HIGHLIGHTS



Corporate Covenant & NNN Lease

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



High-Visibility Location

Situated on Yellowhead Highway (Highway 16), the Subject Property benefits from exposure to over 5,000 vehicles per day (VPD).



Retail Automotive Service Center

The Subject Property operates as a retail automotive service center and showroom, providing the surrounding Northern BC trade area with essential general mechanical and automotive services.



Regional Positioning

Vanderhoof's proximity to Prince George, northern British Columbia's largest city, provides businesses and residents with cost-effective access to major markets and expanded services.



Transportation Access

Situated along Highway 16 and served by CN Rail, Vanderhoof benefits from direct connections to Prince George and west coast port facilities in Prince Rupert. This strong transportation network positions the community as an important hub within northern BC's major trade and logistics corridor.



SALIENT DETAILS

671 DOUGLAS FIR ROAD, SPARWOOD, B.C.

Legal Description: LOT 2, PLAN NEP9741, DISTRICT LOT 4589, KOOTENAY LAND DISTRICT

PID: 013-050-052

Zoning: [M-1 - Light Industrial](#)

Year Built: 1979

Site Size: 0.80 Acres

Tenant: Kal Tire Ltd.

Lease Expiry: February 29, 2030

Renewal Options: 3 x 5 Years (*Renewal rents based on 'Fair Market'*)

Rentable Area: 8,301 SF

NOI: \$105,828 (*\$12.75 PSF*)

Cap Rate: 8.02%

Price: **\$1,320,000 (\$138 PSF)**

HIGHLIGHTS



Corporate Covenant & NNN Lease

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



Industrial Mining Tire Repair Facility

The Subject Property functions as an industrial mining tire repair facility, where heavy-duty mining tires are inspected, repaired and restored to return them to service. This work supports the continuous operation of haul trucks and heavy equipment used in nearby mining operations in the Sparwood region.



High Visibility Location

Close proximity to Highway 3 (Crowsnest Highway), offering strong regional connectivity and visibility within Sparwood's industrial corridor.



High-Growth Community

Sparwood's population has grown over 7.2% since 2020, supported by expansion in the mining sector and regional infrastructure investment. The community reports median household incomes exceeding \$169,000, well above the provincial average, underscoring its strong economic base and spending power.



SALIENT DETAILS

270 HODSMAN ROAD, REGINA, SASKATCHEWAN

Legal Description: Plan: 75R18889 Block: 18 Lot: 5/6

Parcel Numbers: 107159306 & 107159418

Zoning: [IH - Industrial Heavy](#)

Year Built: 1983

Site Size: 1.30 Acres

Tenant: Kal Tire Ltd.

Lease Expiry: December 31, 2028

Renewal Options: 3 x 5 Years (*Renewal rents based on 'Fair Market'*)

Office: 2,123 SF

Warehouse: 23,038 SF

Rentable Area:

(Warehouse SF reflects the GIS total less the office SF)

Total 25,161 SF

NOI: \$226,040 (\$8.98 PSF)

Cap Rate: 7.00%

Price: **\$3,230,000 (\$128 PSF)**

HIGHLIGHTS



Corporate Covenant & NNN Lease

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



Industrial Truck Retread Plant

The Subject Property is used as an industrial truck tire retread plant, where worn heavy-duty truck tires are rebuilt through the application of new tread. This process provides commercial and industrial fleets with renewed tires that support ongoing operations in the region.



Established Industrial Location

Situated in Regina's heavy industrial district with direct access to Ring Road and major arterial routes such as Highway 46, offering efficient connectivity to the city's logistics network, CP Rail freight yards, and surrounding industrial users.



Regional Significance

As Saskatchewan's capital and second-largest city, Regina serves as a government, education, and healthcare hub, drawing workers, students, and visitors from across the province and surrounding communities.



Strong Demographics & Economic Growth

Regina's population has grown 9.8% since 2020 to 256,847 and is projected to exceed 279,000 by 2030 (growth of 8.9%). The city's approximately 100,000 households boast an average income of \$130,298, supporting sustained consumer demand, spending power, and overall market stability.



MARKET OVERVIEW

Vanderhoof, B.C.



Proximity to Prince George

Vanderhoof benefits from its proximity to Prince George, northern BC's largest city, providing the Nechako Valley's 10,000 residents with expanded services and opportunities. This positioning also offers a cost-effective base for both residents and businesses.



Transportation Infrastructure

CN Rail and Highway 16 link Vanderhoof directly to Prince George and to west coast port facilities in Prince Rupert, positioning the community within a major transportation corridor.



Sparwood, B.C.



Elkview Coal Mine Operations

Elkview Operations, owned by Glencore Canada through Elk Valley Resources (EVR), is located three kilometres east of Sparwood and is one of EVR's four steelmaking coal mines. Employing over 1,200 people, Elkview is a key contributor to Sparwood's economy, with Kal Tire supporting the site through its mining tire repair facility.



Connectivity

Sparwood is strategically located in the Crowsnest corridor, linking British Columbia and Alberta, with direct access to markets across southern Alberta.



Regina, SK



Regional Significance

As Saskatchewan's capital and second largest city, Regina serves as a government, education, and healthcare hub, drawing workers, students, and visitors from across the province and nearby centres.

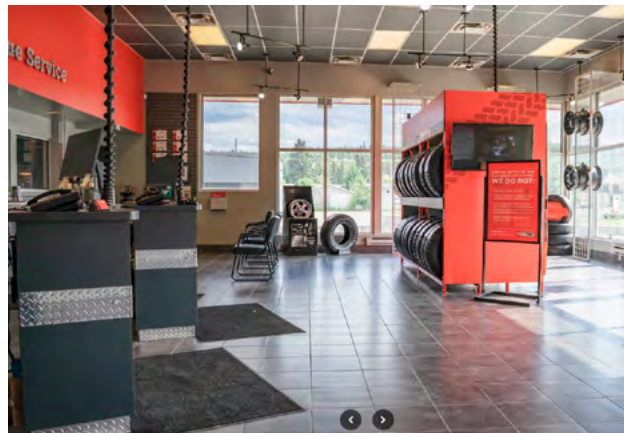
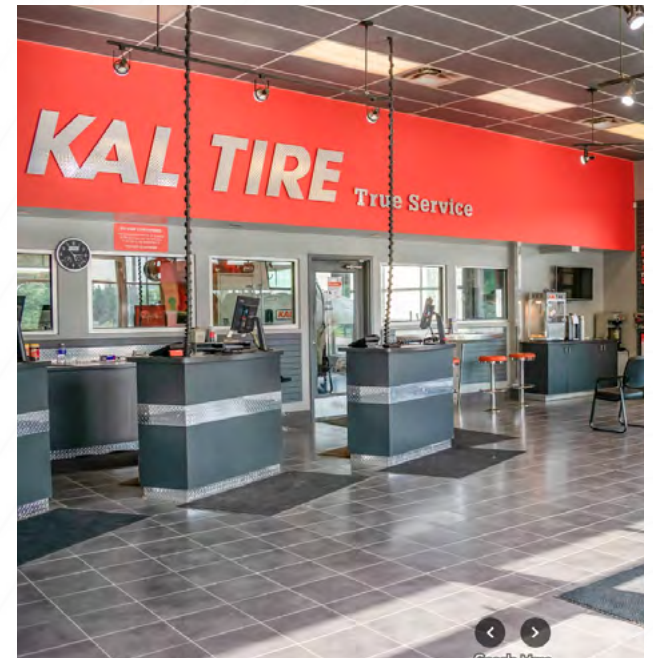
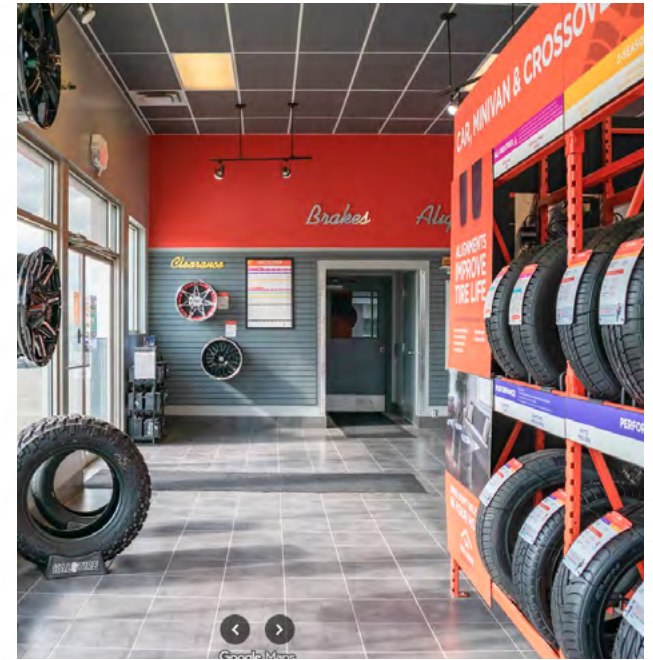
Economic Investment



A planned \$350 million canola crush facility will be one of the largest in North America, creating jobs, expanding export capacity, and strengthening Regina's position as a hub in the agri-food supply chain.



SURROUNDING CONSIDERATIONS | 429 1ST STREET WEST, VANDERHOOF, B.C.



SURROUNDING CONSIDERATIONS | 671 DOUGLAS FIR ROAD, SPARWOOD, B.C.



SURROUNDING CONSIDERATIONS | 270 HODSMAN ROAD, REGINA, SASKATCHEWAN





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