

# FOR SALE

## FULLY LEASED NNN INVESTMENT PROPERTY WITH POTENTIAL FOR IMMEDIATE UPSIDE

1002 Trans-Canada Highway, Golden, BC

NNN Leases | Price: \$3,400,000 | Prime Highway Location



# Salient Details

**ADDRESS**  
1002 Trans-Canada Highway, Golden, BC

**PID**  
010-375-830

**LEGAL DESCRIPTION**  
Lot A, Section 13 Township 27, Range 22 West of the 5th Meridian Kootenay District Plan 13104 Except Part Included in Plan 18276

**YEAR BUILT**  
1984 / 2020

**ZONING**  
C4 - Highway Corridor Commercial

**LOT SIZE**  
8.89 Acres

**BUILDING SIZE**  
4,409 SF

**TENANTS**  
Golden Chicken Company Ltd. (o/a KFC)  
Chai Bar  
Pizza Pizza

**NOI**  
\$199,200

**ASKING PRICE**  
\$3,400,000

# Opportunity

Tetra Realty Advisors Inc. and Open Property Group are pleased to present the opportunity to acquire 1002 Trans-Canada Highway, Golden, BC (the “Subject Property”), a fully leased, three-tenant NNN investment anchored by Golden Chicken Company Ltd. o/a KFC.

The Subject Property offers secure, low-maintenance income in a high-visibility Trans-Canada Highway location, benefiting from consistent commuter and tourist traffic between Vancouver, BC and Calgary, AB.

# Property Highlights

-  100% leased investment property anchored by Golden Chicken Company Ltd. o/a KFC, with a recent five (5)-year lease renewal in place.
-  Hands-off NNN investment offering stable income and minimal landlord responsibilities.
-  The Subject Property has recently been renovated in 2020 reducing near-term capital requirements.
-  Potential for EV revenue commencing in 2027.
-  The Subject Property benefits from excellent access via a signalized intersection, and prime exposure along Trans-Canada Highway.
-  Located in a high-visibility corridor surrounded by leading hospitality brands including Super 8 Best Western, Prestige Inn, and multiple hotels and service uses, capturing year-round demand from commuters and the region’s tourist base.



# Market Overview

## Golden, BC

Located in the Columbia–Shuswap Regional District (CSRD) of southeastern British Columbia, Golden serves as a key regional hub for surrounding rural communities, backcountry lodges, and resource operations.

Golden is a strategically positioned mountain community that functions as a major service, tourism, and transportation centre in the region. Its location along the Trans-Canada Highway, proximity to larger population centres, and access to world-class outdoor amenities fuel a strong year-round visitor economy and support a commercial base that far exceeds its local population.

-  Situated on the **Trans-Canada Highway (Hwy 1) and Highway 95.**
-  Approximately **260KM west of Calgary** and **713KM east of Vancouver.**
-  Regional **trade area of 57,000 residents**, with continued population growth and local population of 4,000 residents.
-  **Major four-season destination** with skiing, rafting, biking, hiking, and outdoor recreation to over **1,000,000 visitors annually.**
-  Visitors spend an estimated **\$169M+ per year**, supporting thousands of local jobs.
-  Diverse and stable employment base, led by **government, healthcare, education, forestry, construction, and service-sector employers.**







**Contact us for more information**

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