

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

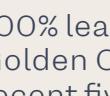
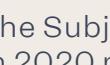
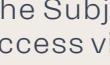
\$3,400,000

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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