

# FOR SALE

9704 112 STREET • FORT ST. JOHN, BC  
**SINGLE-TENANT QSR DRIVE-THRU**

ASKING PRICE: \$2,380,000 • CAP RATE: 6.00% • CAREFREE NNN LEASE • LEASE EXPIRY 2036 • SECURED WITH CORPORATE COVENANT



**Marcus & Millichap**

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## OPPORTUNITY

Marcus & Millichap is pleased to present for sale an opportunity to acquire a single-tenant Tim Hortons drive-thru located at 9704 112 Street, Fort St. John, B.C. (the "Subject Property"). The Subject Property represents a stable, income-producing asset operating on a carefree NNN lease secured by a corporate covenant, The TDL Group Corp.



## OFFERING HIGHLIGHTS

-  Carefree NNN lease with term until December 2036 and contractual rental escalations every five years.
-  The tenant is responsible for all day-to-day management of the property including snow removal, landscaping, garbage removal, HVAC maintenance, etc.
-  Strong performing location. Tim Hortons has been operating at this location since 2016 and is well-positioned to capitalize on the daily in-flux of highway travelers, nearby businesses and main arterial to Site C Dam.
-  The Subject Property benefits from its prime exposure along the Alaska Highway (Highway 97), the arterial route servicing Fort St. John, and the nearby towns and cities throughout the Peace Region.
-  The TDL Group Corp. is the licensing company for Tim Hortons, Canada's largest purveyor of coffee and baked goods with over 3,530 locations across Canada.

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## SALIENT DETAILS

**Address** 9704 112 Street, Fort St. John, B.C.

**PID** 029-077-869

**Legal Description** Lot A Section 36 Township 83 Range 19 West of the 6th Meridian Peace River District Plan EPP30959

**Year Built** 2016

**Zoning** [C-4 Highway Commercial](#)

**Land Size** 20,778 SF per BC Assessment

**Building Size** 1,010 SF

**Tenant** The TDL Group Corp. (o/a Tim Hortons)

**Term** 20 year term expiring December 15, 2036

**NOI** \$142,800 (Current)  
\$149,940 (December 2026)  
\$157,437 (December 2031)

**Price** \$2,380,000

**Cap Rate** 6.00% (Current)  
6.30% (December 2026)  
6.62% (December 2031)



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## FORT ST. JOHN • MARKET OVERVIEW

Fort St. John's economy is bolstered by the oil, gas, forestry, agriculture, and mining industries. Major employers include Shell Canada, Canfor, Peace Valley OSB, and Spectra Energy.



Household Income of **\$109,107**



**Second Highest** Household Income in B.C.



The city exports **\$415 million** worth of timber each year

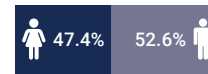


Fort St. John has an unemployment rate of **4.8%**

The North Peace area produces 90% of B.C.'s grain, 38% of its hydroelectric power, employs nearly 2,500 forestry workers, and hosts over 300,000 tourists each year. Fort St. John is the economic hub of the region as supported by its rich employment and entrepreneurial opportunities. Additionally, low tax rates for business and economic incentives for development help make Fort St. John attractive to investors, developers, and businesses looking to relocate. The oil and gas sector remains central to the local economy, with some of the largest employers being Shell Canada and Enbridge, which combined have ~450 employees in the area.

## FORT ST. JOHN • DEMOGRAPHICS

Fort St. John is a city in northeastern B.C., offering a population of 21,858 (2021), though it serves a trade area of 69,000 people in the city and outlying service region. With an average household income of \$109,107 (2022) and an average home price of \$369,723, Fort St. John offers one of the lowest costs of living in Canada, resulting in abundant discretionary income, and especially generous spending on recreation.



Population:  
**23,079**



Persons Per Household: **2.5**



Median Age: **33.2**



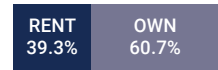
Avg. Commute: **15 Minutes**



Average Home Price:  
**\$369,723**




Household Income:  
**\$109,107**



Own vs. Rent

Average Household Income (2017)	\$100,191.02
Average Household Income (2022)	\$109,107
<b>Income Growth (2017-2022)</b>	<b>8.88%</b>
Population (2017)	21,589
Population (2022)	23,079
<b>Population Growth (2017-2022)</b>	<b>6.90%</b>


## SITE C DAM

 Planned opening date: **2025**

 **\$16 billion investment**  
Largest public infrastructure project in B.C. history

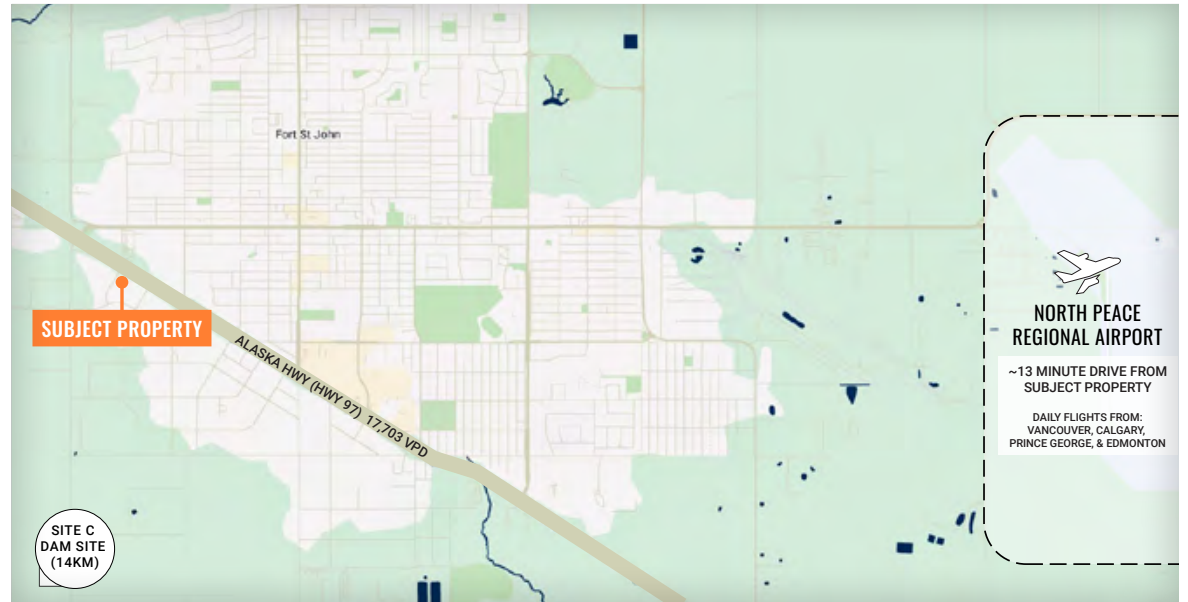
 **4,778** workers employed

 **\$1.5 million invested** by B.C. Hydro for training

 **Increase of \$3.2B** to provincial GDP

 **\$35 million per year** paid to Government in annual water rental payment

 **\$400 million** in tax revenues



Fort St. John is an economically diverse town driven by oil, gas, forestry, agriculture, and mining.



Benefits greatly from the growth of LNG in Western Canada.



The Coastal GasLink Project nearby represents:

- 2,000 - 5,000 jobs
- \$1 billion in employment and contracting opportunities
- Annual local and regional capital spend of \$42 million

[Download Confidentiality Agreement](#)

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