

FOR SALE

TURNKEY INVESTMENT: SINGLE-TENANT WENDY'S DRIVE-THRU

1680 Columbia Avenue, Castlegar, BC



CAREFREE FOR LANDLORD



CORPORATE COVENANT



NNN LEASE



20 YEAR TERM



Columbia Avenue 13,753 VPD

FOR SALE

1680 Columbia Avenue

Salient Details

PID

030-551-200

LEGAL DESCRIPTION

Lot 1 District Lot 7198 Kootenay
District Plan EPP85058

YEAR BUILT

2025

ZONING

C2: Regional Mixed Use

LOT SIZE

19,024 SF

BUILDING SIZE

2,185 SF

TENANT

Wendy's Restaurants of Canada Inc.

LEASE TERM

Twenty (20) Years Expiring September 30, 2045

RENEWAL OPTIONS

Three (3) x Five (5) Years at Fair Market Rent

2026 NOI

\$133,000

ASKING PRICE

\$2,425,000

CAP RATE








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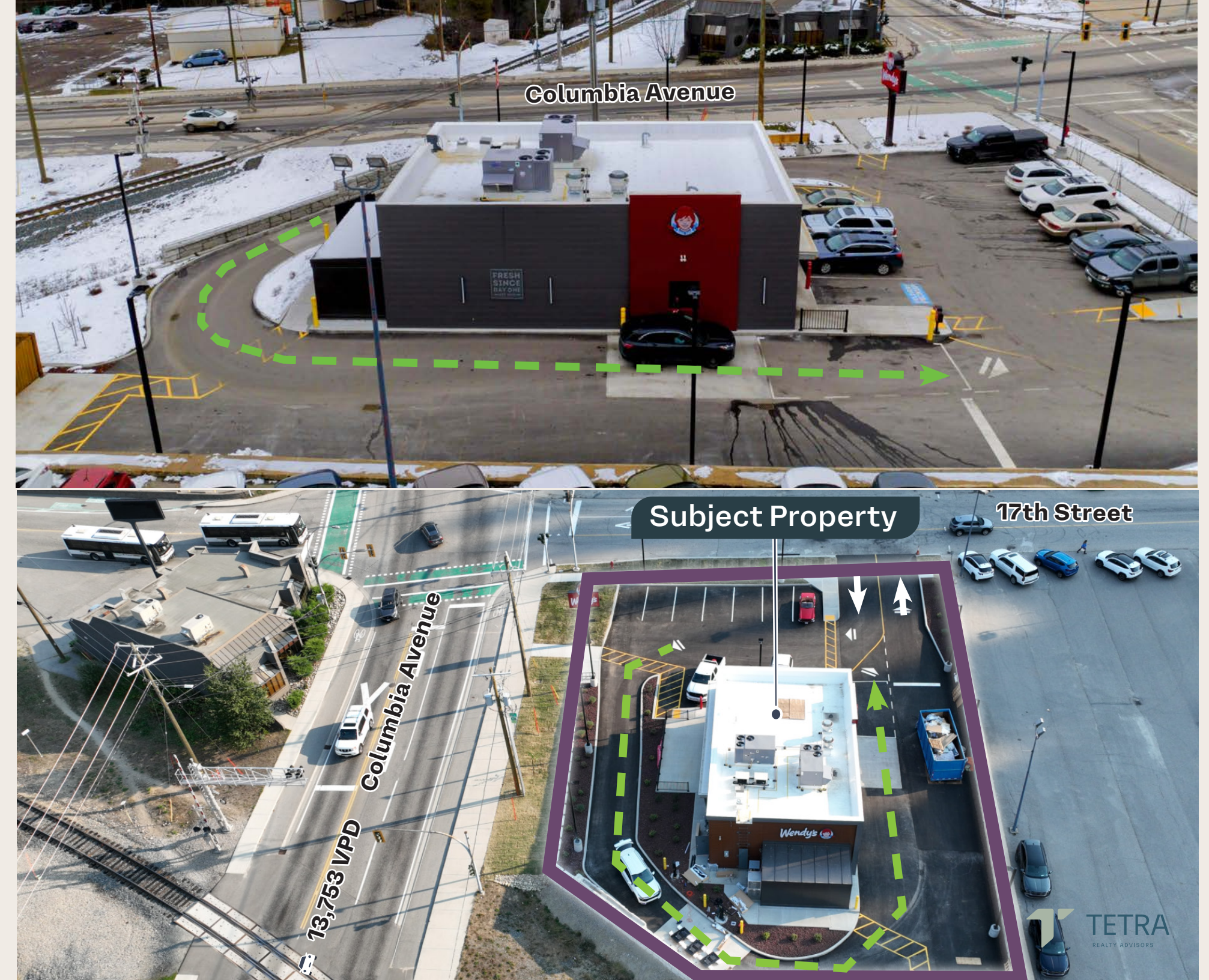
Opportunity

Tetra Realty Advisors Inc. is pleased to present the opportunity to acquire 1680 Columbia Avenue, Castlegar, BC (the "Subject Property").

The Subject Property offers a rare opportunity to acquire a recently constructed, single-tenant NNN investment in Castlegar, BC. This is a truly passive investment opportunity, secured by a strong corporate covenant under a long-term NNN lease. This offering represents an exceptional opportunity to acquire a high-quality, corporate-backed asset in a strong secondary market.

Property Highlights

-  **Single-Tenant drive-thru opportunity** with 2,185 SF of leasable area situated on a 19,024 SF lot.
-  **Landlord friendly NNN lease**, providing minimal landlord responsibilities and stable income.
-  **20-Year term** with contractual rental escalations every five years, offering long-term income stability.
-  The Subject Property is a **purpose built, recently constructed (2025)** drive-thru, minimizing near-term capital and maintenance needs.
-  **100% leased to Wendy's Restaurants of Canada Inc.**, a nationally recognized quick-service brand with over 420 locations across Canada.
-  **Strategic location** along Columbia Avenue, Castlegar's primary commercial corridor and main thoroughfare.
-  The Subject Property is **held in Bare Trust and is available clear title.**







FOR SALE

1680 Columbia Avenue

Market Overview | Castlegar, BC

Castlegar is a centrally located **regional hub in British Columbia's West Kootenay region**, positioned at the confluence of the Columbia and Kootenay Rivers. With a population of approximately 8,000 residents within city limits and a broader **trade area serving over 30,000 people** across surrounding communities (including Nelson, Trail, and Rossland), Castlegar plays a vital role as the service, transportation, and commercial center of the region.

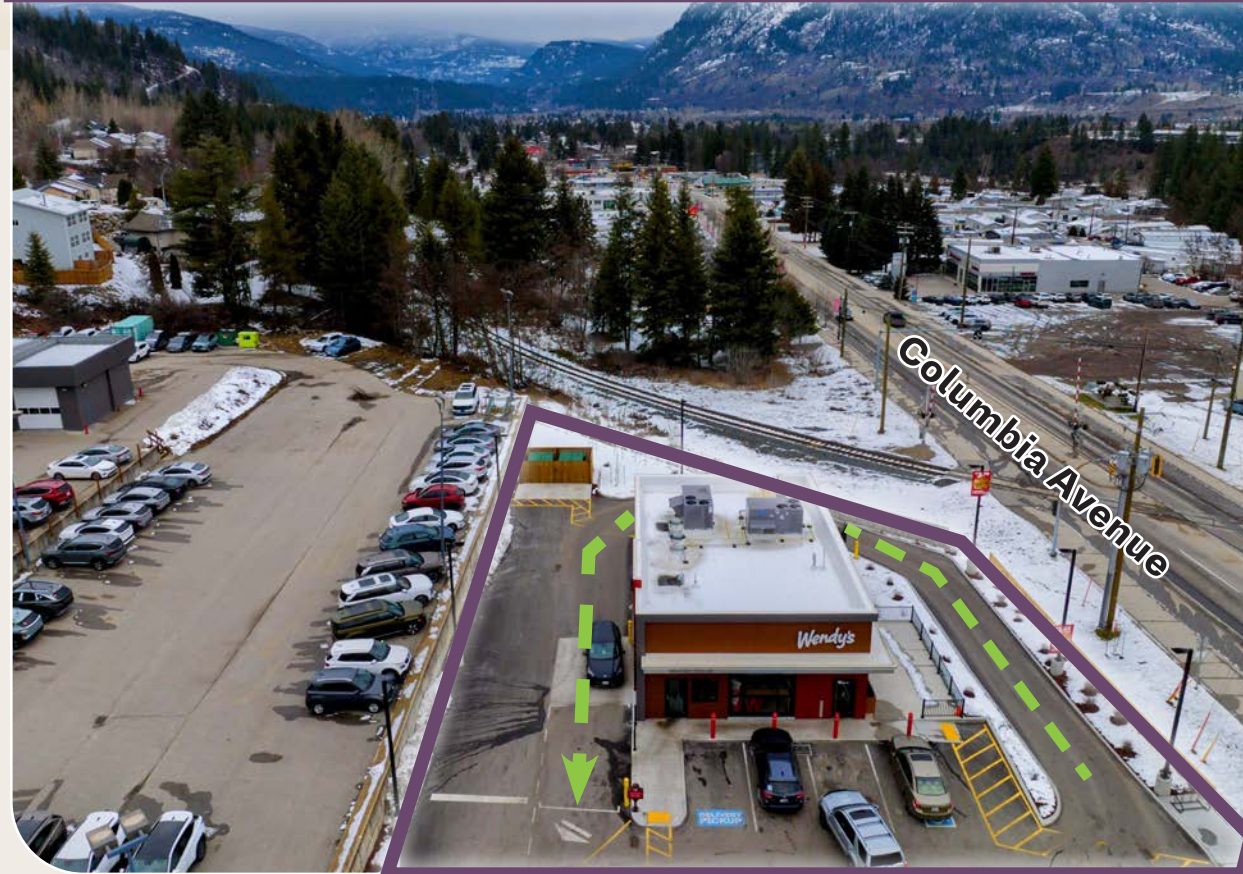
Its location along Highways 3A and 22, combined with the West Kootenay Regional Airport, provides **strong regional connectivity** and supports commerce, tourism, and industry.

-  Regional Hub Serving 30,000+ Residents.
-  Primary commercial and service centre for the West Kootenays which draws daily commuters from Nelson, Trail, Rossland & surrounding areas.
-  Economic Base: Forestry, Wood Manufacturing, Government, & Healthcare, and home to Selkirk College with over 13,000 students and 450 faculty members.
-  West Kootenay Regional Airport with Daily Flights to YVR (1 Hr 10 min.)





Columbia Avenue



Columbia Avenue



NOFRILLS easyfinancial
DOLLARAMA

Subject Property

Columbia Avenue

17th Street

Tenant Overview



Wendy's Restaurants of Canada Inc., a subsidiary of The Wendy's Company (NASDAQ: WEN), is a publicly traded quick-service restaurant operator with market cap of \$1.42B USD (Mar. 2026).

Wendy's operates over 420 locations across Canada and more than 7,000 restaurants globally. The brand has been operating in Canada for over 50 years and maintains a strong presence in primary and secondary markets nationwide.



Contact us for more information

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