

# FOR SALE

## SINGLE-TENANT NNN INVESTMENT PROPERTY

130 Trans-Canada Highway Duncan, BC

Long-Term NNN Lease | Price: \$2,900,00 | Cap Rate: 5.50% | Prime Highway Location



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## Salient Details

### ADDRESS

130 Trans-Canada Highway, Duncan, BC

### PID

004-369-327

### LEGAL DESCRIPTION

Lot 1, Section 16, Range 7, LD 45, Plan VIP8268, Except Plan VIP11691 & That Pt in Plan 1635RW & EPP30376

### YEAR BUILT

1963

### ZONING

HCC - Highway Corridor Commercial

### LOT SIZE

28,504 SF

### BUILDING SIZE

3,872 SF

### TENANT

The Original Farm Ltd.

### LEASE TERM

Fifteen (15) Years

### LEASE EXPIRY

September 30, 2035

### NOI

\$159,720

### ASKING PRICE

\$2,900,000







### CAP RATE

5.50%

## Opportunity

Tetra Realty Advisors Inc. has been exclusively retained by the vendor to facilitate the sale of 130 Trans Canada Highway, Duncan, BC (the "Subject Property"). The Subject Property represents a strong opportunity to acquire a carefree single-tenant NNN investment property in Duncan, BC. This is a high-exposure site with visibility along Trans-Canada Highway, creating convenient access to Duncan, and the larger Cowichan Valley Regional District.

## Property Highlights






-  **Single-Tenant NNN asset** with stable, long term tenancy and minimal landlord responsibilities.
-  **Recent rental escalation** in October 2025 with an additional scheduled increase in October 2030, supporting steady income growth.
-  **Capital Upgrades.** The Subject Property was substantially rebuilt in 2020 including a new roof, exterior, facade, HVAC, landscaping and asphalt.
-  **High exposure corner-site** positioned along a major highway corridor with ~29,781 vehicles per day.
-  **Prime retail node** directly across from Duncan's primary shopping district (Duncan Mall, Duncan Plaza, Duncan Village) and shadow-anchored by national retailers including Save-on-Foods and London Drugs.
-  **Established Regional Operator.** Original FARM Cannabis is a well-recognized Vancouver Island brand with four locations, backed by FIKA, one of Canada's largest cannabis retailers, operating over 10 banners and 200+ locations nationwide.



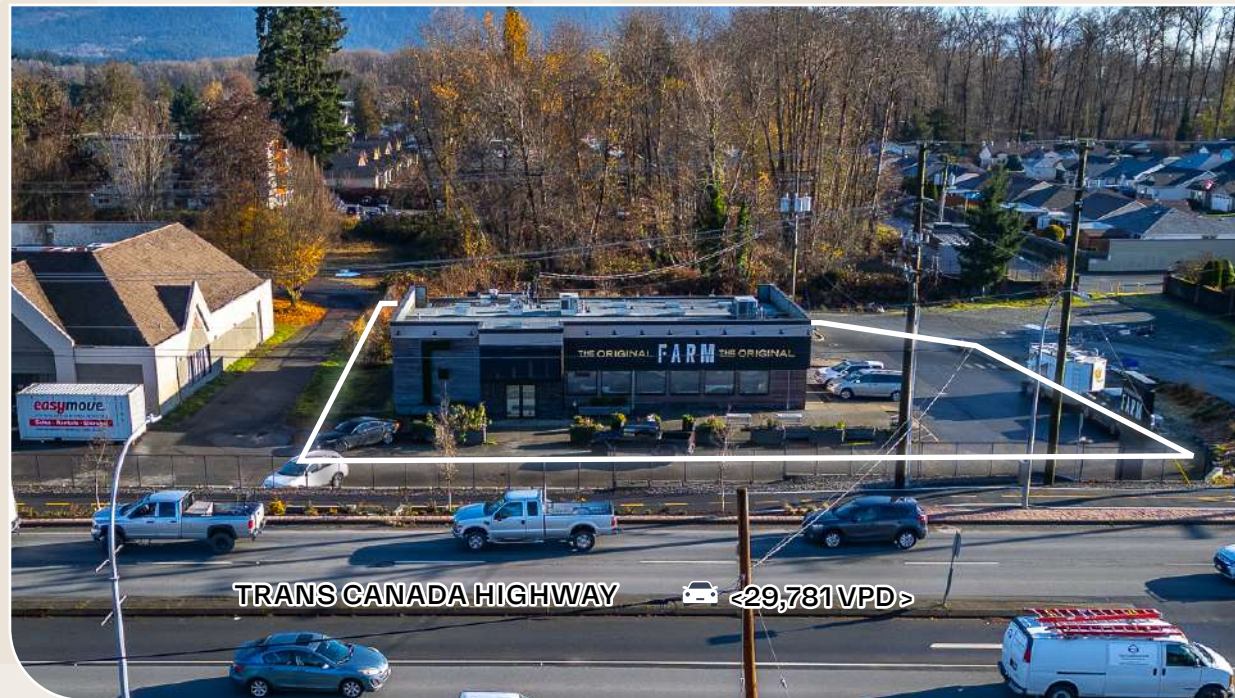
# Market Overview

## Cowichan Valley Regional District

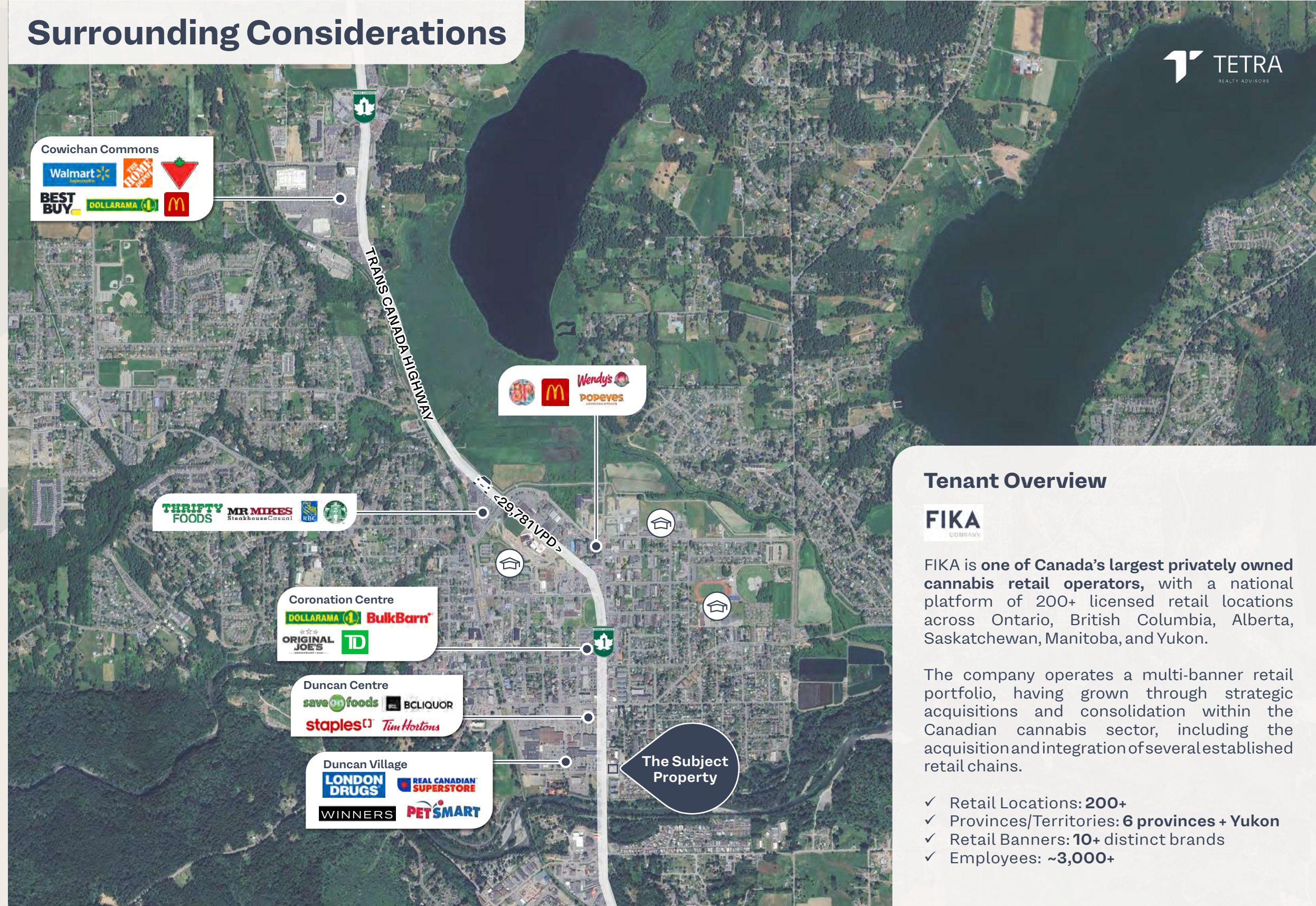
Duncan is the commercial centre of the Cowichan Valley, serving a significantly larger trade area than its municipal size suggests. Positioned along the Trans-Canada Highway between Victoria and Nanaimo, Duncan draws consistent traffic and spending from surrounding communities including North Cowichan, Chemainus, Cowichan Bay, Lake Cowichan, and Shawnigan Lake.

-  Commercial hub of the Cowichan Valley.
-  Primary service centre for surrounding communities including North Cowichan, Chemainus, Cowichan Bay, Lake Cowichan, Maple Bay, and Shawnigan Lake.
-  Regional trade area of 80,000+ residents, with continued population growth.
-  Strategic positioning along the Trans-Canada Highway (Hwy 1) Vancouver Island's major north-south transportation and retail corridor.
-  Diverse and stable employment base, led by government, healthcare, education, forestry, construction, and service-sector employers.





# Surrounding Considerations



## Tenant Overview

### FIKA

FIKA is one of Canada's largest privately owned cannabis retail operators, with a national platform of 200+ licensed retail locations across Ontario, British Columbia, Alberta, Saskatchewan, Manitoba, and Yukon.

The company operates a multi-banner retail portfolio, having grown through strategic acquisitions and consolidation within the Canadian cannabis sector, including the acquisition and integration of several established retail chains.

- ✓ Retail Locations: 200+
- ✓ Provinces/Territories: 6 provinces + Yukon
- ✓ Retail Banners: 10+ distinct brands
- ✓ Employees: ~3,000+



## Contact us for more information

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