

# FOR SALE

101 CENTRE STREET N, SUNDRÉ, ALBERTA  
SINGLE-TENANT NNN INVESTMENT

**ESSENTIAL DAILY-NEEDS STORE AT SUNDRÉ'S MAIN INTERSECTION**

CENTRE STREET NORTH (2,700 VPD)

HIGHWAY 27 - MAIN AVENUE (7,000 VPD)

**PRICE: \$870,000 (\$133 PSF)**  
**CAP RATE: 7.24%**

- ✓ NNN LEASE | MINIMAL LANDLORD RESPONSIBILITIES
- ✓ LONG TERM LEASE WITH RENT STEPS
- ✓ CORPORATE COVENANT

Marcus & Millichap

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# OPPORTUNITY

We are pleased to present the opportunity to acquire 101 Centre Street North, Sundre, Alberta. The Subject Property is a 6,539 SF freestanding NNN investment situated on a corner parcel at the intersection of Highway 27 (Cowboy Trail) and Centre Street North, Sundre's primary commercial corridor, with direct access from both streets. The property is 100% occupied by Red Apple Stores ULC, one of the area's dominant general merchandise retailers, on a long-term NNN lease with a scheduled rent step, offering stable, passive income in the heart of Sundre's commercial core.

## CORPORATE COVENANT



100% leased to Red Apple Stores ULC, a national value-oriented retailer operating 140+ locations across Canada, with a proven track record in secondary and tertiary markets.

## LONG-TERM LEASE



Leased to Red Apple Stores ULC on a long-term NNN lease with minimal landlord responsibilities and term in place until January 31, 2032.

## STRATEGIC CORNER LOCATION



Located at the intersection of Centre Street North and Highway 27 (Cowboy Trail), on the corner of Sundre's primary commercial corridor, with strong visibility and year round traffic for both local residents and highway pass-through.

## STRONG SITE PRESENCE



6,539 SF freestanding building on a well-configured site with ample surface parking and efficient access.



Red Apple Stores ULC is a national value-oriented general merchandise retailer headquartered in Mississauga, Ontario, operating more than **140 locations across Canada**. The company focuses on secondary and tertiary markets, offering a broad assortment of essential goods including apparel, home products, and basic groceries. Red Apple is backed by private equity and continues to expand its store count, targeting underserved communities where it typically operates with limited direct competition. In Sundre, Red Apple serves as the **dominant general merchandise retailer in the trade area**, supported by consistent local demand and no comparable competing format within the market.

# SALIENT DETAILS

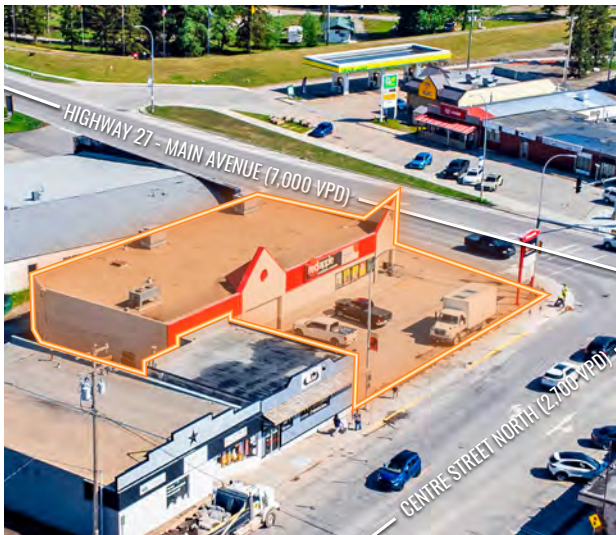
<b>Address:</b>	101 Centre Street N, Sundre, Alberta
<b>LINC:</b>	0021 002 241
<b>Legal Description:</b>	Plan 268GV; Lot 14
<b>Zoning:</b>	<a href="#">C1 - Central Commercial</a>
<b>Site Size:</b>	~16,866 SF
<b>Parking:</b>	~14 Stalls (2.14 Stalls/1,000 SF)
<b>Tenant:</b>	Red Apple Stores ULC
<b>Rentable Area:</b>	6,539 SF
<b>Basic Rent Schedule:</b>	Year 1-4: \$60,000 Year 5-6: <b>\$63,000</b> Year 7-10: \$65,000
<b>Renewal Options:</b>	3 x 5 Years*
<b>Lease Term:</b>	10 Years
<b>Lease Expiry:</b>	January 31, 2032
<b>NOI (Sep-2026):</b>	\$63,000
<b>Cap Rate:</b>	7.24%
<b>Sale Price:</b>	\$870,000 (\$133 PSF)

\*Fair Market Rent

101 CENTRE STREET N, SUNDRE, AB



# PROPERTY PHOTOS



# MARKET OVERVIEW

Sundre is an Alberta town of approximately 2,672 residents located 116 kilometres northwest of Calgary on Highway 22, the Cowboy Trail. The town serves as the primary retail and service hub for a dispersed rural catchment, capturing necessity-driven demand within a market characterized by limited supply.

The effective trade area swells from 8,000 to 12,000 during peak summer months, driven by Calgary-originating tourism for golfing, camping, fishing and off-road recreation. Sundre is the last full-service commercial node before the backcountry. The Sundre Pro Rodeo each June further reinforces the town's profile as a destination community, and the Cochrane-Sundre-Rocky Mountain House corridor is projected to see 3.8% annual visitor growth through 2035.



Sundre's trade area population of approximately 8,000 swells to 12,000 during peak summer months, driven by tourism inflows from Calgary and surrounding urban centres approximately one hour away.



Over 2,000 managed campsites are located within a 10-minute drive of town, sustaining extended visitor dwell times and consistent demand for fuel, food, and general retail throughout the summer season.



The Sundre Pro Rodeo, held annually in the third week of June, is among the region's largest recreational events, reinforcing Sundre's profile as a destination rather than a pass-through community.



Sundre functions as the dominant retail and service hub for surrounding rural communities, capturing necessity-driven demand within a market characterized by limited supply and no meaningful competitive retail development in the immediate trade area.



Sundre is home to two standout golf destinations that consistently draw players from across Alberta and beyond. Sundre Golf Club offers a beautifully maintained championship layout with tree-lined fairways, rolling terrain, and a reputation for exceptional course conditioning. Just minutes away, The Coyote Golf Club delivers a scenic and relaxed golf experience, blending mature forest, open vistas, and a welcoming resort atmosphere for both day players and extended stays. Together, they give Sundre a genuinely world-class golf presence—pairing high-quality play with the natural beauty of the foothills.



# SURROUNDING CONSIDERATIONS



## DRIVE TIME FROM SUBJECT PROPERTY

CITY	DISTANCE	TIME
Cochrane	80 Km	55 min
Airdrie	97 Km	1 hr
Red Deer	100 Km	1 hr 5 min
Calgary	116 Km	1 hr 15 min
Banff	176 Km	2 hr



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**CONFIDENTIALITY AGREEMENT**



# Marcus & Millichap

## Joe Genest

Personal Real Estate Corporation  
Managing Director Investments  
(604) 398-4341  
JGenest@MarcusMillichap.com

## Curtis Leonhardt

Personal Real Estate Corporation  
Managing Director Investments  
(604) 638-1999  
Cleonhardt@MarcusMillichap.com

## Jon Buckley

Personal Real Estate Corporation  
Senior Managing Director Investments  
(604) 630-0215  
Jon.Buckley@MarcusMillichap.com

## Armaan Sohi

Personal Real Estate Corporation  
Director Investments Sales  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

## Marcus & Millichap

1100 - 1111 West Georgia Street  
Vancouver, BC V6E 4M3  
T (604) 638-2121

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