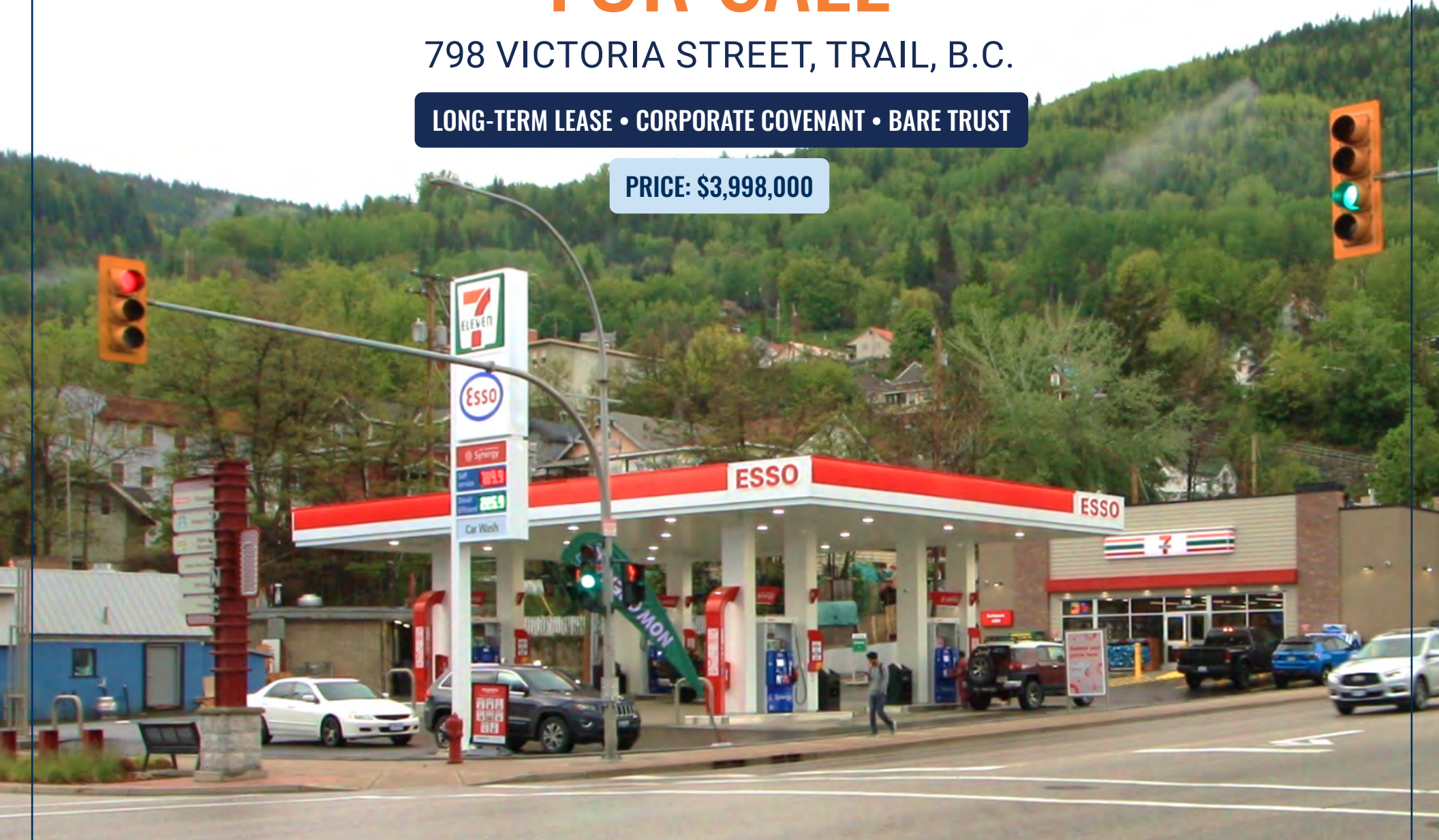


FOR SALE

798 VICTORIA STREET, TRAIL, B.C.

LONG-TERM LEASE • CORPORATE COVENANT • BARE TRUST

PRICE: \$3,998,000



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CONFIDENTIALITY AGREEMENT

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale a newly-built, fuel station, convenience store and car wash 100% leased to 7-Eleven Canada, Inc. Strategically located at a signalized intersection on the Crowsnest Highway (BC-3B) in Trail, B.C., the subject property features a long-term, carefree, triple net (NNN) lease with attractive rental escalations and a desirable management fee. The offering is further complimented with a corporate covenant lease from one of the largest, most recognizable global brands, boasting a market cap of over \$48B (CAD) as of February 2026. 7-Eleven's substantial capital investment into the development speaks volumes to their commitment to the subject property and Trail marketplace.



798 VICTORIA STREET, TRAIL, B.C.

Marcus & Millichap

SALIENT DETAILS

Address:	798 Victoria Street, Trail, B.C.
PID:	031-250-319
Legal Description:	Lot 1 District Lot 230 Kootenay District Plan EPP93356
Zoning:	C5 Highway Commercial
Site Size:	26,267 SF (BC Assessment)
Year Built:	2021
Improvements:	Fuel Station, C-Store & Car Wash
Tenant:	7-Eleven Canada Inc. o/a 7-Eleven and Esso
Lease Term:	15 Years (Nov. 30, 2021 - Nov. 29, 2036)
Renewal Options:	2 x 5 Years at Fixed Rents
Rent Schedule:	Years 1 - 5: \$210,000
	Years 6 - 10: \$217,000 (as of Nov. 30, 2026)
	Years 11 - 15: \$224,000
	Years 16 - 20: \$231,000 (first extension)
	Years 21 - 25: \$238,000 (second extension)
Management Fee:	3.50% (\$7,595 annually as of Nov. 30, 2026)
Existing Financing:	Originator: Canadian Western Bank
	OSB: \$2,253,424.71 (as of July 2026)
	Interest Rate: 4.09%
	Maturity Date: March 3, 2027
Price:	\$3,998,000
Cap Rate:	5.62% (incl. management fee as of Nov. 30, 2026)

PROPERTY HIGHLIGHTS



Strong Corporate Covenant: The Subject Property is 100% leased to 7-Eleven Canada Inc., one of the largest convenience store operators in the world (market cap of over \$48B*) with 84,000 stores (585 in Canada) across 20 countries and regions.



Carefree NNN Lease: 7-Eleven operates on a totally carefree, NNN lease with tenant responsible for all repairs and maintenance including HVAC and all structural repairs and maintenance on the car wash and motor fuels improvements.



Long-Term Lease: The lease runs until November 29, 2036, with two fixed renewal options, providing stability, and long-term income security.



Contractual Rental Increases: Rental escalates every 5 years, ensuring a built-in income growth for an investor.



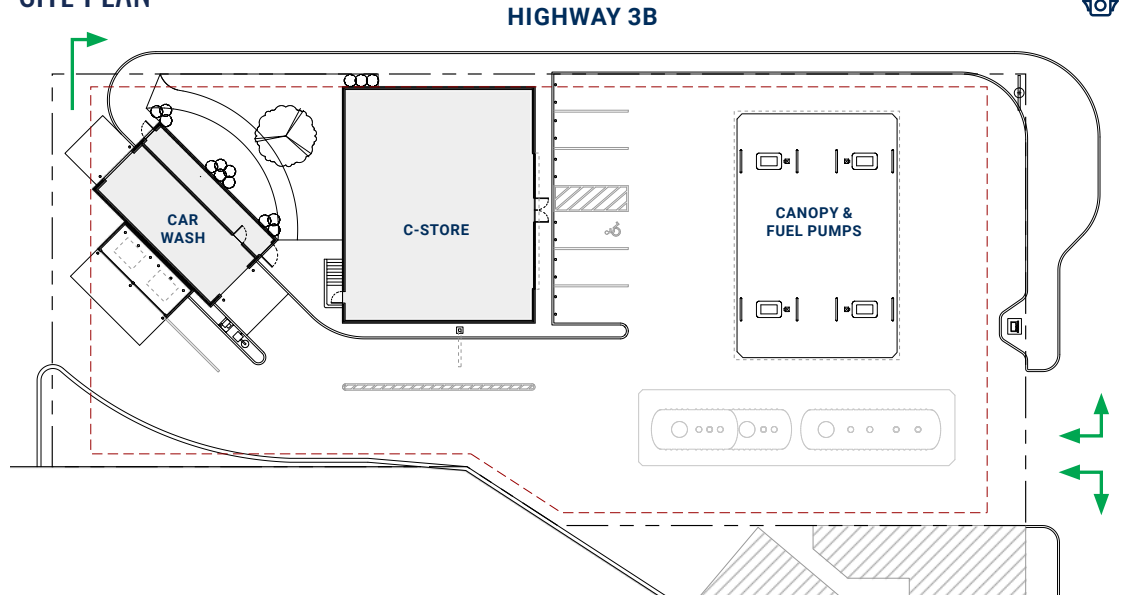
Prime Location: Situated at the corner of Victoria Street (Hwy 3B) and Pine Avenue, The Subject Property spans an entire block and benefits from exceptional visibility and high traffic, with over 23,000 vehicles per day. Located near a controlled intersection with turn lanes, it is in the heart of downtown Trail, close to the Jr. Hockey Team's arena, recreation center, library, hotels, and business district.



Strong Market in Trail, BC: Trail is a vibrant, growing community with a stable economy driven by local industries, a strong retail market, and increasing demand for essential services. The area's strategic location in the Kootenay region further supports long-term growth and stability.



SITE PLAN



*CAD - as of February 2026.

SURROUNDING AMENITIES

- | | | | | |
|--|------------------------|------------------|--------------------------|------------------------------------|
| 1. McDonald's | 4. Trail United Church | 8. Starbucks | 12. Selkirk College | 16. Cominco Arena |
| 2. Best Western Plus | 5. Lordco Auto Parts | 9. A&W Canada | 13. TD Bank | 17. Safeway |
| 3. Crown Columbia Hotel
BW Premier Collection | 6. Dairy Queen | 10. Subway | 14. CIBC | 18. Trail Aquatic & Leisure Centre |
| | 7. Pharmasave Trail | 11. Panago Pizza | 15. BMO Bank of Montreal | 19. JL Crowe Secondary High School |



MARKET OVERVIEW

TRAIL, B.C.



Strategic Location: Metallurgical industry (Teck), forestry, manufacturing, tourism, and outdoor recreation.



Strong Tech & Research Industry: The Teck Lead-Zinc Smelter complex built in 1895, is one of the largest in the world, and it drives the regional economy with over 1,700 Employees



Connectivity: Well-connected by Highway 3, with proximity to the U.S. border and home to YZZ (Trail Regional Airport) with daily direct flights to YVR and YYC.



Trade Area Population: ~8,250 in Trail, with 40,000+ in the surrounding region (South Kootenay Region).



SOUTH KOOTENAY REGION



The South Kootenay region of British Columbia is a growing, dynamic area known for its outdoor tourism, agricultural production, and small business development. Its combination of natural beauty, affordable living, and strong cross-border connectivity presents significant opportunities for investment and growth.



Growth Drivers: Population growth from lifestyle migration, increasing remote workers, and a strong tourism sector.



Key Industries: Tourism, agriculture (fruit, vegetables, wine), forestry, technology, healthcare, and education.



Connectivity: Well-connected by Highway 3, with access to regional airports and trade routes to both BC and the U.S. Pacific Northwest.



Trade Area Population: ~40,000 within the region, 300,000 in the broader trade area (2-3-hour drive)



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CONFIDENTIALITY AGREEMENT



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