

FOR SALE

FULLY LEASED NNN INVESTMENT PROPERTY

1002 Trans-Canada Highway, Golden, BC

NNN Leases | Price: \$3,400,000 | Cap Rate: 5.86% | Prime Highway Location



DANIEL LEE*
Partner
604-763-2066
daniel.lee@tetrarealty.ca

*Personal Real Estate Corporation

JOSH RAHME*
Executive Vice President
403-975-9980
jrahme@openpg.ca

*Personal Real Estate Corporation

Salient Details

ADDRESS

1002 Trans-Canada Highway, Golden, BC

PID

010-375-830

LEGAL DESCRIPTION

Lot A, Section 13 Township 27, Range 22 West of the 5th Meridian Kootenay District Plan 13104 Except Part Included in Plan 18276

YEAR BUILT

1984 / 2020

ZONING

C4 - Highway Corridor Commercial

LOT SIZE

8.89 Acres

BUILDING SIZE

4,409 SF

TENANTS

Golden Chicken Company Ltd. (o/a KFC)
Chai Bar
Pizza Pizza

LEASE TERMS

Ten Years (10) expiring TBC
Five (5) Years expiring Feb. 28, 2030 (Chai Bar)
Five (5) Years expiring Feb. 28, 2030 (Pizza Pizza)

NOI

\$199,200

ASKING PRICE

\$3,400,000

CAP RATE

5.86%

Opportunity

Tetra Realty Advisors Inc. and Open Property Group are pleased to present the opportunity to acquire 1002 Trans-Canada Highway, Golden, BC (the "Subject Property"), a fully leased, three-tenant NNN investment anchored by Golden Chicken Company Ltd. o/a KFC.

The Subject Property offers secure, low-maintenance income in a high-visibility Trans-Canada Highway location, benefiting from consistent commuter and tourist traffic between Vancouver, BC and Calgary, AB.

Property Highlights



100% leased investment property anchored by Golden Chicken Company Ltd. o/a KFC, with a recent five (5)-year lease renewal in place.



Hands-off NNN investment offering stable income and minimal landlord responsibilities.



The Subject Property has recently been renovated in 2020 reducing near-term capital requirements.



The Subject Property benefits from excellent access via a signalized intersection, and prime exposure along Trans-Canada Highway.



Located in a high-visibility corridor surrounded by leading hospitality brands including Super 8 Best Western, Prestige Inn, and multiple hotels and service uses, capturing year-round demand from commuters and the region's tourist base.



Market Overview

Golden, BC

Located in the Columbia–Shuswap Regional District (CSRD) of southeastern British Columbia, Golden serves as a key regional hub for surrounding rural communities, backcountry lodges, and resource operations.

Golden is a strategically positioned mountain community that functions as a major service, tourism, and transportation centre in the region. Its location along the Trans-Canada Highway, proximity to larger population centres, and access to world-class outdoor amenities fuel a strong year-round visitor economy and support a commercial base that far exceeds its local population.



Situated on the **Trans-Canada Highway (Hwy 1) and Highway 95.**



Approximately **260KM west of Calgary** and **713KM east of Vancouver.**



Regional **trade area of 57,000 residents**, with continued population growth and local population of 4,000 residents.



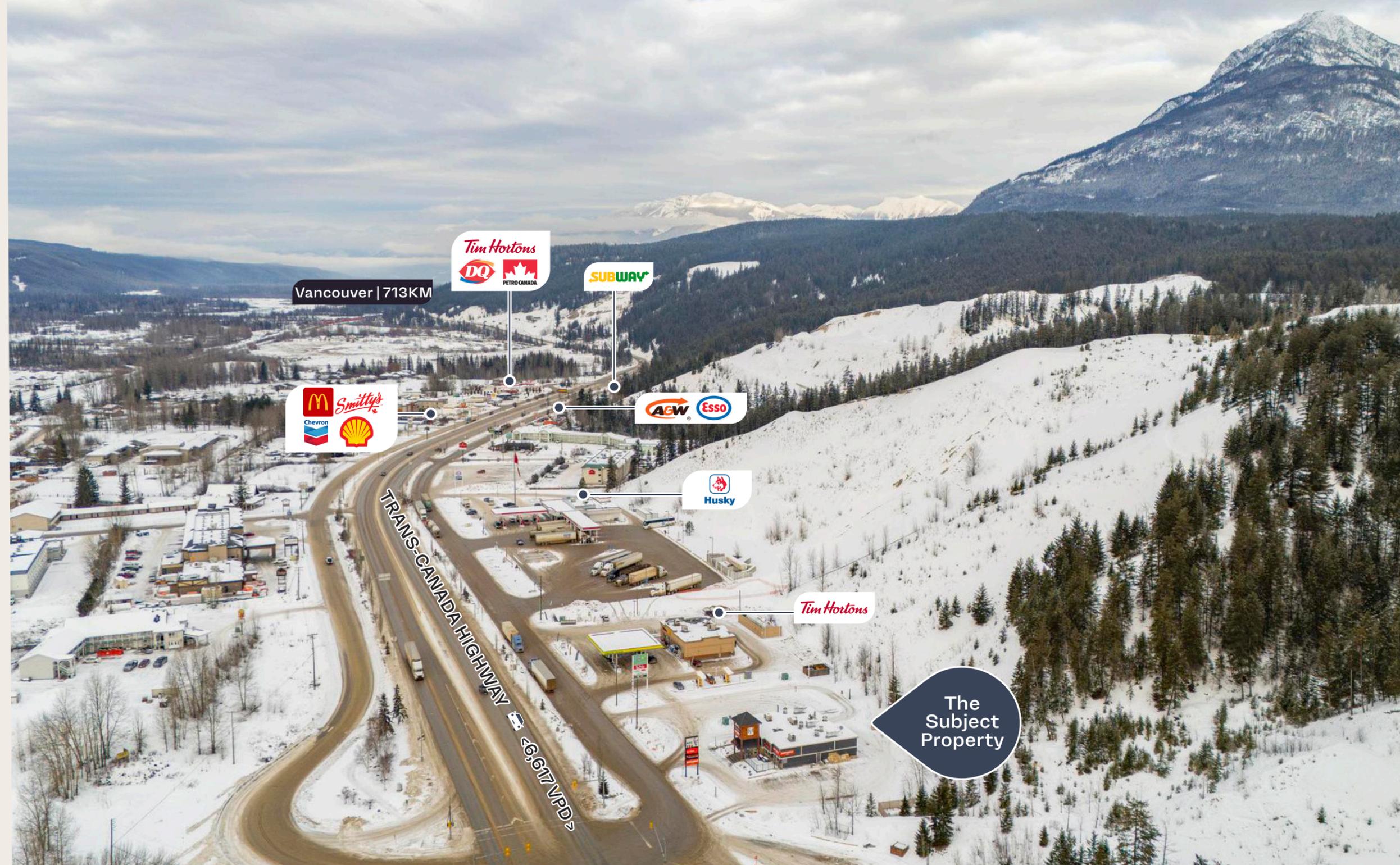
Major four-season destination with skiing, rafting, biking, hiking, and outdoor recreation to over **1,000,000 visitors annually.**



Visitors spend an estimated **\$169M+ per year**, supporting thousands of local jobs.



Diverse and stable employment base, led by **government, healthcare, education, forestry, construction, and service-sector employers.**







Contact us for more information

DANIEL LEE*

Partner

604-763-2066

daniel.lee@tetrarealty.ca

*Personal Real Estate Corporation

JOSH RAHME*

Executive Vice President

403-975-9980

jrahme@openpg.ca

*Personal Real Estate Corporation