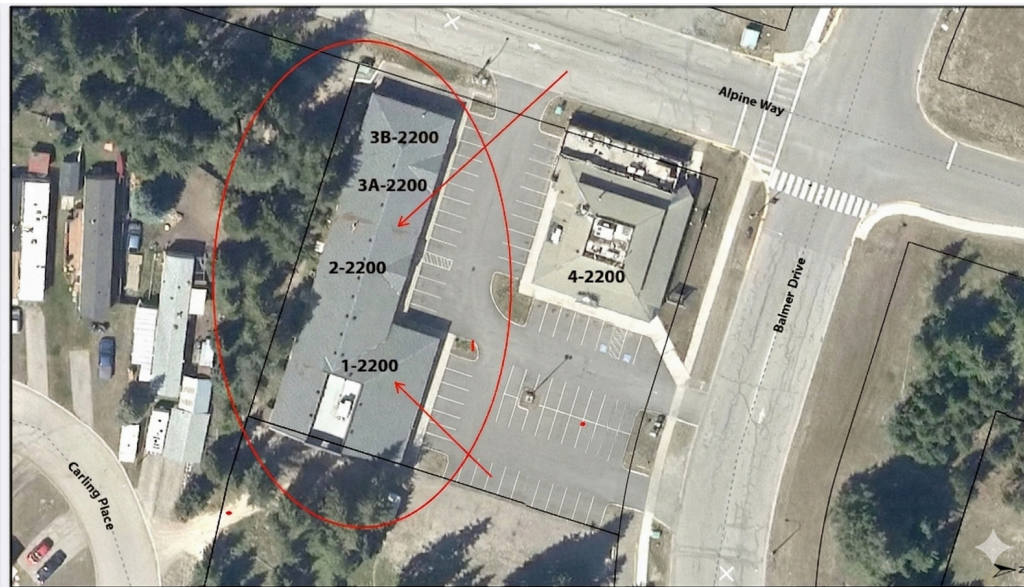


CHAUNCEY RIDGE PLAZA

Prime Commercial Investment | Elkford, British Columbia

MLS® #10382812 | Listing Price: \$899,000 CAD



\$899,000 Listing Price (CAD)	\$7,750 / mo Gross Monthly Revenue	7,225 sq.ft Building Size	33,675 sq.ft Total Land Area
100% Occupancy Rate	4 Tenants Established Businesses	\$93,000 / yr Gross Annual Revenue	~7.87% Estimated Cap Rate

PROPERTY HIGHLIGHTS

- Fully leased multi-tenant retail plaza in the heart of Elkford, BC.
- Four established tenants with staggered long-term leases extending through 2025–2029.
- Built in 1995 — 7,225 sq.ft building on 33,675 sq.ft site (C-3 Commercial zoning).
- 15,154 sq.ft of undeveloped land on the same parcels offers future expansion potential.
- Owned and managed by 1279967 B.C. Ltd. — turnkey, income-producing investment asset.
- Corner location at Balmer Drive and Alpine Way ensures maximum visibility and accessibility.



Chauncey Ridge Plaza — multiple established tenants, ample parking, mountain views.

PROPERTY DETAILS & SITE DESCRIPTION

Civic Address	Units #1–3, 2200 Balmer Drive, Elkford, BC
Legal Description	Strata Lots 1, 2 & 3, District Lot 3512, Kootenay District, Strata Plan NES69
Parcel Identifiers	007-407-874 (Strata Lot 1, Title CA8961278) 007-407-882 (Strata Lot 2, Title CA8961279) 007-407-912 (Strata Lot 3, Title CA8961280)
Registered Owner	1279967 B.C. LTD. (Inc. No. BC1279967)
Taxation Authority	District of Elkford
Zoning	C-3 Neighbourhood Commercial
Land Title District	Nelson Land Title Office, Nelson, BC
Year Built	1995
Site Size & Shape	Total: 33,675 sq.ft (3,128 sq.m) — rectangular configuration 180 ft (54 m) frontage on Balmer Drive 187 ft (57 m) frontage on Alpine Way (former Baker Drive)
Building Footprint	18,521 sq.ft (55% site coverage) — 7,225 sq.ft of rentable building area
Undeveloped Land	15,154 sq.ft — available for future expansion or additional parking
Access & Parking	Asphalt-paved lot; access from both Balmer Drive and Alpine Way
Services	Municipal sewer, water, hydro electric, natural gas, police and fire protection
Charges on Title	Mortgage — East Kootenay Community Credit Union (now Stellar Vista Credit Union) Registration No. CA8961386 Assignment of Rents: CA8961387 Easements: XK18356 & XK18357 — cross-easements between Strata Lots 1, 2 & 3

TENANT MIX & LEASE SUMMARY

The property is 100% occupied by four (4) complementary tenants. Staggered lease expiry dates minimize vacancy risk and provide consistent, predictable income. All tenants are committed through 2025 and beyond.

#	Tenant	Use	Size (sq.ft)	Monthly Rent	Lease Term	Notes
1	Chauncey Ridge Food Mart	Grocery	3,541	\$3,000 + GST	Apr 2024 Feb 2029	Anchor tenant. Drives primary foot traffic and daily community visits.
2	Curious Cubs Daycare	Childcare	1,734	\$2,500 + GST	Dec 2022 Dec 2025*	Essential service. Tenant has indicated intent to extend. (*Renewal in progress.)
3	Beauty & Hair Shop	Personal Services	975	\$1,300 all-incl + GST	Jun 2025 May 2028	All-inclusive: includes property tax, utilities & maintenance.
4	Asian Fusion Restaurant	Food & Beverage	975	\$950 + GST	Oct 2023 Sep 2027	Established dining destination attracting regular community customers.

Revenue Allocation by Tenant

Tenant	Monthly Rent (+ GST)	Annual Revenue	% of Total Revenue
1. Chauncey Ridge Food Mart	\$3,000	\$36,000	38.7%
2. Curious Cubs Daycare	\$2,500	\$30,000	32.3%
3. Beauty & Hair Shop	\$1,300	\$15,600	16.8%
4. Asian Fusion Restaurant	\$950	\$11,400	12.3%
TOTAL GROSS REVENUE	\$7,750 / month	\$93,000 / year	100%

FINANCIAL SUMMARY (1279967 B.C. LTD.)

The following data is drawn from compiled financial statements prepared by Won Professional Corporation, CPA, Calgary, AB. These are compilation engagements and have not been audited or reviewed.

Annual Revenue & Net Income — 3-Year Comparison (Fiscal Year Ending March 31)

	FY 2023 (Mar 31)	FY 2024 (Mar 31)	FY 2025 (Mar 31)
Rental Revenue	\$96,939	\$89,400	\$80,400

— Amortization	\$29,697	\$25,709	\$7,315
— Insurance	\$6,864	\$7,235	\$7,713
— Interest on LTD	\$20,449	\$16,743	\$9,788
— Property Taxes	\$5,621	—	\$763
— Repairs & Maintenance	\$10,458	\$4,524	\$5,838
— Salaries & Wages	—	\$37,934	\$37,934
— Professional Fees	\$23,069	\$5,210	\$1,400
— Utilities	\$3,228	\$266	\$2,173
— Vehicle	—	\$6,500	\$6,700
— Other	\$545	\$832	\$776
Total Expenses	\$99,931	\$104,953	\$80,400
Net Income / (Loss)	(\$2,992)	(\$15,553)	Break-Even

Balance Sheet Snapshot — As at March 31, 2025

ASSETS		LIABILITIES & EQUITY	
Cash	\$30,867	Current LTD (< 1 yr)	\$31,818
PP&E — Land (net)	\$50,000	GST Payable	\$3,399
PP&E — Building (net)	\$609,695	Long-Term Debt	\$172,589
		Due to Shareholders	\$504,303
		Share Capital	\$100
		Accumulated Deficit	(\$21,647)
Total Assets	\$690,562	Total Liabilities & Equity	\$690,562

Mortgage Note: Outstanding balance with Stellar Vista Credit Union (formerly EK Community Credit Union) as at March 31, 2025 is approximately \$204,407 at 4.14% per annum, repayable in monthly blended payments of \$3,307. Secured against the Chauncey Ridge Food-Re property. Buyers should confirm current payout figures directly with the lender.

INVESTMENT ANALYSIS

Key Investment Metrics

Metric	Value	Notes
Asking Price	\$899,000	As listed. MLS® #10382812
Gross Monthly Income	\$7,750	Based on current executed leases (excl. GST)
Gross Annual Income	\$93,000	4 tenants at contracted rates
Annual Property Tax	\$11,013.70	2025 assessed amount
Annual Insurance	\$7,235	FY 2024 actual (from compiled financials)
Est. Operating Expenses	~\$18,249/yr	Property tax + insurance only (excl. amortization & financing)
Net Operating Income	~\$74,751/yr	Gross revenue less operating expenses (before mortgage service)
Cap Rate (Est.)	~8.31%	NOI / Asking Price (\$74,751 / \$899,000)
Price per Sq.ft (Bldg)	~\$124/sq.ft	Based on 7,225 sq.ft rentable building area
Price per Sq.ft (Land)	~\$26.70/sq.ft	Based on 33,675 sq.ft total land area
Outstanding Mortgage	~\$204,407	As at March 31, 2025 — verify current payout with lender
Occupancy Rate	100%	Fully leased as of listing date

Investment Advantages

- Turnkey Asset — Management in place with established tenant relationships and lease documentation ready for transfer.
- 100% Occupancy — Fully leased with staggered renewals. No vacancy risk in the near term.
- Diversified Tenant Mix — Grocery, childcare, personal services, and dining. No single-sector dependency.
- Long-Term Secure Leases — All tenants committed through 2025–2029. Daycare renewal in progress.

- Expansion Potential — 15,154 sq.ft of undeveloped land available for future commercial units or parking upgrades.
- Tax Advantages — Commercial property depreciation and operating expense deductions benefit investors.
- Growing Local Market — Elkford benefits from strong coal mining employment, outdoor tourism, and demand for essential community services.



Aerial view — Strata Lots 1, 2 & 3 (circled red) and Lot 4, 2200 Balmer Drive at Balmer Drive / Alpine Way, Elkford, BC.

LOCATION & MARKET OVERVIEW



Factor

Detail

Location	Elkford, District Municipality, southeastern Kootenay region, BC
Primary Economy	Coal mining — Teck Resources; major regional employer providing year-round employment
Population	Approximately 2,500–3,000 residents; stable, working-family community
Tourism	Outdoor recreation: hiking, skiing, snowmobiling, hunting and fishing in the Elk Valley
Access	Via Highway 43 from Sparwood, BC; approx. 2.5 hours southeast of Calgary, AB
Competition	Limited retail competition. This plaza serves as one of the primary commercial hubs in the municipality.
Strategic Value	Corner of Balmer Drive and Alpine Way; high visibility and easy access for residents and visitors
Municipal Notes	District of Elkford actively supports commercial investment and essential community services.

CONTACT YOUR LISTING AGENT

Jason Choi REALTOR® Licensed in Alberta & BC Licensed since 2007	Phone: 403-399-8124 Email: CalgaryJason@gmail.com MLS®: #10382812
---	--

DISCLAIMER: Information is from sources deemed reliable including compiled financial statements and registered land title documents. All data is for informational purposes only and subject to verification by the purchaser. All figures in CAD. Jason Choi is a licensed REALTOR® in Alberta and British Columbia. E.&O.E.