

FOR SALE



8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

NNN LEASED INVESTMENT

WELL-ESTABLISHED TWO-BAY QUICK SERVICE LUBE & AUTOMATIC CAR WASH

\$2,600,000 | CAP RATE: 7.00%



- ✓ TENANTED BY GREAT CANADIAN OIL CHANGE
- ✓ ESTABLISHED NNN TENANCY SINCE 2018
- ✓ HIGH-EXPOSURE RESOURCES ROAD LOCATION
- ✓ STRONG GRANDE PRAIRIE GROWTH FUNDAMENTALS

Marcus & Millichap



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CONFIDENTIALITY AGREEMENT

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to offer the 100% freehold interest in 8502 Resources Road, Grande Prairie, Alberta (the "Subject Property"), a fully leased, single-tenant NNN investment occupied by Great Canadian Oil Change, a well-established Valvoline franchise operator. This purpose-built 2,850 SF automotive service asset features a two-bay quick lube and automatic car wash, and has been tenant-occupied since 2018 on a carefree triple-net basis through June 30, 2033, delivering secure long-term income with minimal landlord responsibilities. Located at the corner of Resources Road and 84 Avenue, the Subject Property offers excellent frontage, multiple access points, and exposure to over 23,000 vehicles per day, surrounded by national daily needs retailers in one of Northwestern Alberta's fastest growing trade centres.



HIGHLIGHTS



ESTABLISHED NNN TENANCY

Leased on a carefree NNN basis to an established multi-unit operator of the Great Canadian Oil Change banner, in continuous operation since 2018.



TWO-BAY QUICK SERVICE LUBE AND AUTOMATIC CAR WASH

Purpose-built automotive service facility totalling 2,850 SF, combining a high-throughput two-bay quick lube with a complementary automatic car wash, supported by diversified income across the lube, car wash, and signage.



DAILY NEEDS RETAIL NODE

Positioned within a completed bare-land strata development alongside a strong cross-section of daily needs retailers including Starbucks, Circle K, and Subway.



HIGH-EXPOSURE LOCATION

Excellent frontage with multiple access points off Resources Road, with exposure to over 23,000 vehicles per day.



GRANDE PRAIRIE GROWTH

Well-positioned to capitalize on the ongoing population growth of Grande Prairie, one of the fastest growing communities in the region.



SALIENT DETAILS

Address:	8502 Resources Road, Grande Prairie, AB
Legal Description:	Condominium Plan 1820206, Unit 3, together with 1,998 undivided one ten-thousandth shares in the common property, excepting thereout all mines and minerals.
LINC:	0037-834-082
Year Built:	2018
Zoning:	CA - Arterial Commercial District
Parking:	(2.1 Stalls / 1,000 SF)
Land Size:	21,344 SF
Net Leasable Area:	2,850 SF
Tenant:	Bernhart Auto Inc.
Lease Expiry:	June 30, 2033
Renewal Options:	2 x 5 Years at fair market rent
NOI:	Jul-2026 to Jun-2028: \$182,162.50/annum Jul-2028 to Jun-2033: \$193,512.50/annum
Cap Rate:	Jul-2026 to Jun-2028: 7.00% Jul-2028 to Jun-2033: 7.44%
Price:	\$2,600,000



TENANT HIGHLIGHTS



Established Canadian automotive service brand since 1978



Over 133 locations across five provinces in Canada



Operates under the globally recognized Valvoline platform



Leading provider of quick lube and preventative vehicle maintenance services

SURROUNDING CONSIDERATIONS



LOCATION OVERVIEW

GRANDE PRAIRIE

Major Industries: **Agriculture, Oil & Gas and Transportation***

Largest Metropolitan Area Within NW Alberta and the Peace Region

Servicing a Population of **70,385**, and Total Trade Population of nearly **300,000 People**

Regional Hub for **Retail and Industrial Trade**

\$208.5 million municipal budget supporting **infrastructure, public services, and regional growth**

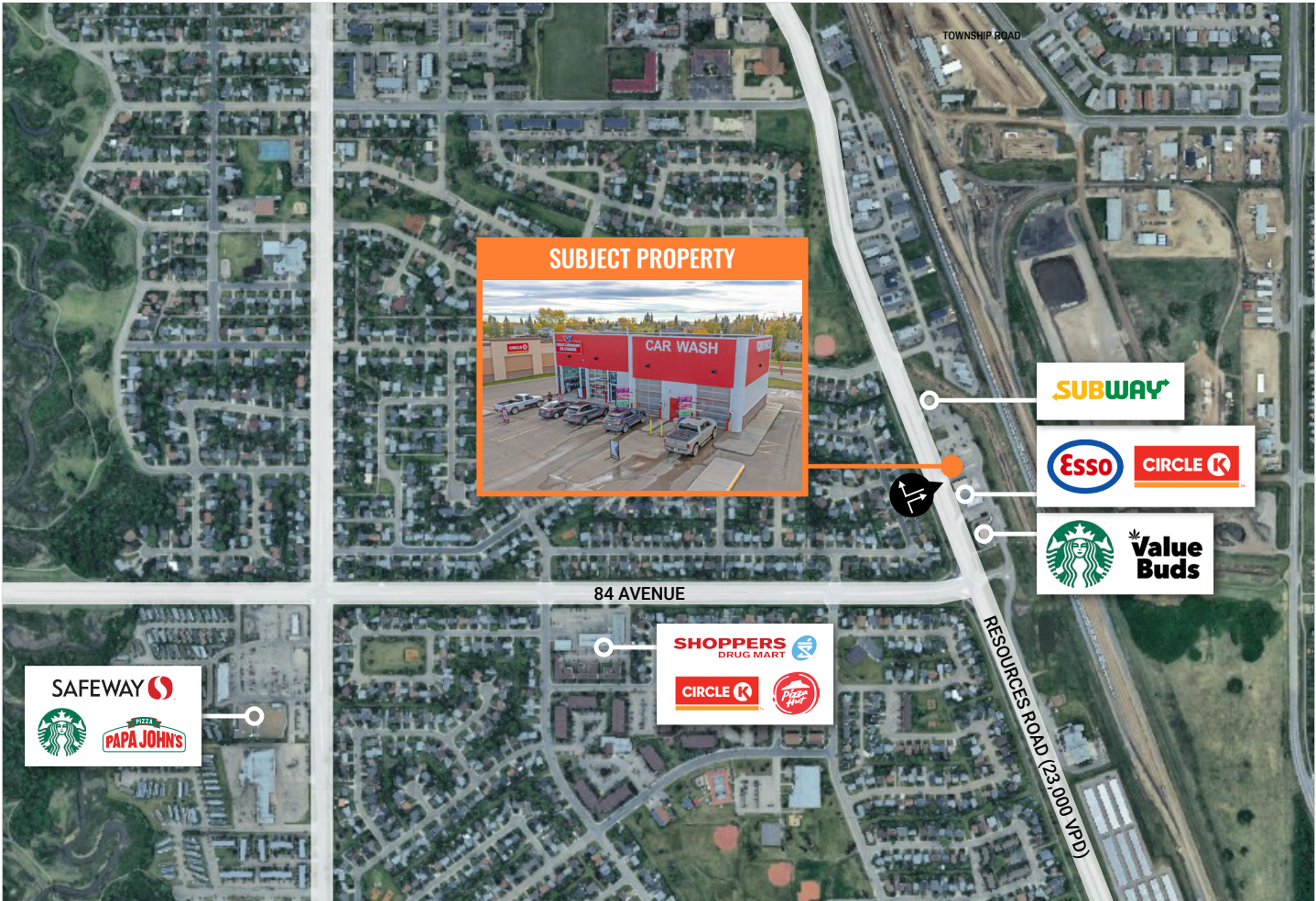
\$5.1 Billion of total trade area retail spending with **1.06 Million SF of Residual Retail Demand***

Several public infrastructure projects in the region, including:

- **\$54.4M** in road and bridge infrastructure projects
- **\$14.5M** in road resurfacing and seal coating initiatives
- **\$4.0M** in gravel road rehabilitation projects
- **\$2.4M** Hythe sewer replacement project

DEMOGRAPHICS | GRAND PRAIRIE

Population	70,385
Average Household Income	\$139,380
Population Growth (2020-2025)	1.90%
Projected Population Growth (2025-2030)	6.00%



*Grande Prairie Investor Guide - 2026



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