

3604 9 AVENUE N
LETHBRIDGE, AB



115 IDYLLWYLD DRIVE N
SASKATOON, SK



FOR SALE

KALTIRE PROPERTY PORTFOLIO

LONG-TERM CAREFREE NET LEASES WITH CORPORATE COVENANT

TRANCHE 1
100% SOLD OUT

TRANCHE 2
100% SOLD OUT

TRANCHE 3
NOW AVAILABLE

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[↓](#) **CONFIDENTIALITY AGREEMENT**

1091 CHAPLIN STREET W
SWIFT CURRENT, SK



1665 18 STREET N
BRANDON, MB



OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale a portfolio of four (4) single-tenant Kal Tire properties strategically located across Western Canada's prairie provinces: Lethbridge, Alberta; Saskatoon and Swift Current, Saskatchewan; and Brandon, Manitoba. Each property is secured by a carefree, net lease with corporate covenant, Kal Tire Ltd., one of Canada's most established automotive service brands. All four locations feature newly executed lease terms commencing August 1, 2026, delivering a weighted average lease expiry of nearly 14 years with no near-term rollover. Backed by 70+ years of operations and a network of 280+ locations nationwide, Kal Tire offers stable, durable income. The Vendor will consider offers on individual assets or as a portfolio.

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HIGHLIGHTS



TENANT

Kal Tire is one of Canada's most recognized automotive brands, operating for over 70 years with more than 280 retail locations nationwide.



LEASE STRUCTURE

Carefree, net-leases with corporate covenant and minimal landlord responsibilities.



LONG-TERM COMMITTED INCOME

Newly executed leases running to 2031 (Saskatoon), 2036 (Lethbridge) and 2046 (Swift Current and Brandon), producing a weighted average lease expiry of nearly 14 years.



LOCATION

Highway-fronting, high-visibility sites positioned within each market's established automotive and commercial service corridor.



ENVIRONMENTAL

Phase I and II Environmental Reports are complete for all properties and will be shared upon execution of a CA.



STRATEGIC MARKET ACCESS

Kal Tire's vast geographical footprint ensures reliable service for both retail consumers, national fleets and industrial operators situated across the country.



GEOGRAPHIC DIVERSIFICATION

Four assets across three provinces, reducing reliance on any single market or regional economy.



ACQUISITION OPTIONS

The Vendor will entertain offers as a portfolio sale or individual basis.

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PORTFOLIO OVERVIEW

The portfolio comprises four properties, all leased to Kal Tire Ltd., featuring secure, net leases backed by a corporate covenant. Spanning Alberta, Saskatchewan and Manitoba, these assets offer a stable and low-maintenance investment opportunity with one of the most recognizable Canadian companies in the automotive industry.



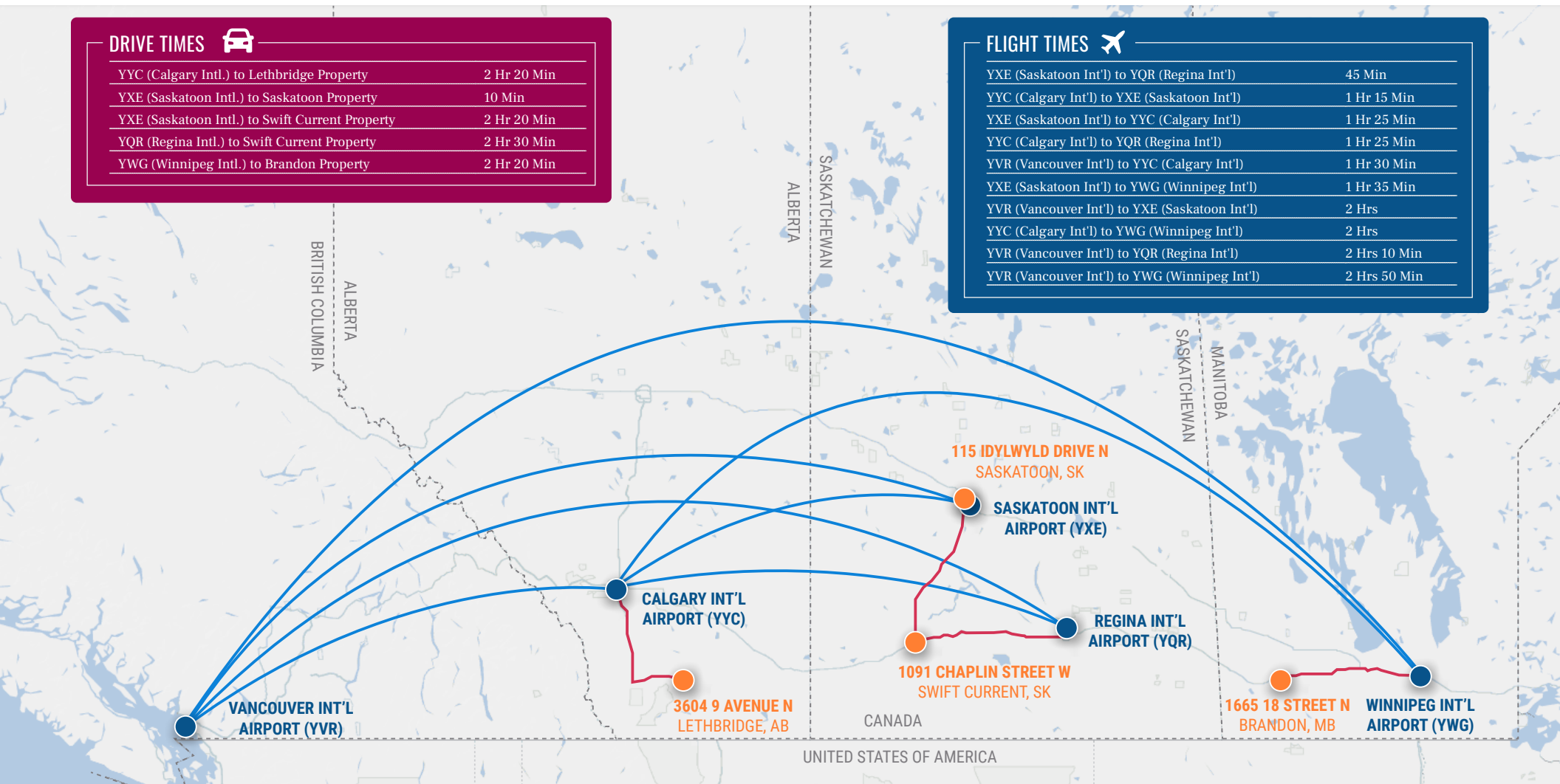
Kal Tire is one of Canada's largest independent tire service providers and a leading commercial tire dealer in North America, with an impressive network of over 280 retail and service locations across Canada and international operations spanning multiple continents. Backed by more than 70 years of industry experience, Kal Tire operates an extensive supply chain that includes distribution centres and its own transport division. Through its Mining Tire Group, the company services more than 150 mine sites globally. With over 6,500 dedicated team members, Kal Tire solidifies its position as an industry leader committed to safety, innovation and operational excellence.

DRIVE TIMES

YYC (Calgary Intl.) to Lethbridge Property	2 Hr 20 Min
YXE (Saskatoon Intl.) to Saskatoon Property	10 Min
YXE (Saskatoon Intl.) to Swift Current Property	2 Hr 20 Min
YQR (Regina Intl.) to Swift Current Property	2 Hr 30 Min
YWG (Winnipeg Intl.) to Brandon Property	2 Hr 20 Min

FLIGHT TIMES

YXE (Saskatoon Int'l) to YQR (Regina Int'l)	45 Min
YYC (Calgary Int'l) to YXE (Saskatoon Int'l)	1 Hr 15 Min
YXE (Saskatoon Int'l) to YYC (Calgary Int'l)	1 Hr 25 Min
YYC (Calgary Int'l) to YQR (Regina Int'l)	1 Hr 25 Min
YVR (Vancouver Int'l) to YYC (Calgary Int'l)	1 Hr 30 Min
YXE (Saskatoon Int'l) to YWG (Winnipeg Int'l)	1 Hr 35 Min
YVR (Vancouver Int'l) to YXE (Saskatoon Int'l)	2 Hrs
YYC (Calgary Int'l) to YWG (Winnipeg Int'l)	2 Hrs
YVR (Vancouver Int'l) to YQR (Regina Int'l)	2 Hrs 10 Min
YVR (Vancouver Int'l) to YWG (Winnipeg Int'l)	2 Hrs 50 Min



SALIENT DETAILS

3604 9 AVE N, LETHBRIDGE, AB

Largest asset in the portfolio, anchored by a 10-year lease to 2036.
Prominent corner site with dual access from 9 Ave N and 36 St N in Alberta's fastest-growing mid-sized city, with 8.6% population growth from 2020 to 2025.

Legal Description:	Plan 7610495 Block 10 Lot 4
LINC:	0017994922
Year Built:	1976
Zoning:	I-G - General Industrial
Tenant:	Kal Tire Ltd.
Land Size:	85,034 SF (1.95 Acres)
Rentable Area:	16,000 SF
Property Taxes (2026) :	\$47,278.25
Lease Term:	Expires 31/07/2036 (10 Years Remaining)
Renewal Options:	3 x 5 Years**
NOI:	\$180,000*
Price:	\$3,010,000
Cap Rate:	6.00%

*2.0% annual escalations

**Fair Market Rent

KAL TIRE PROPERTY PORTFOLIO



MARKET OVERVIEW

3604 9 AVE N, LETHBRIDGE, AB

Lethbridge is a regional economic centre in southern Alberta with a 2025 population of 139,600 and a diversified economic base anchored by education, food processing, logistics and cross-border trade. The University of Lethbridge is a major institutional employer and a consistent driver of local demand.

Strategically located near the U.S. border as the commercial hub for southern Alberta, Lethbridge generates industrial, retail and service-sector activity. The Subject Property sits along transportation corridors connecting regional highways and agricultural production zones, supporting reliable year-round commercial traffic from both local and regional catchments. This scale and economic diversification distinguish Lethbridge from smaller resource dependent markets.



SALIENT DETAILS

115 IDYLWYLD DRIVE N, SASKATOON, SK

Only major urban asset in the portfolio. Fronting Highway 11 at the gateway to Saskatoon's City Centre with roughly 30,000 VPD, in Saskatchewan's largest city, which grew 13.7% from 2020 to 2025.

Legal Description:	Lot D-Blk/Par 1-Plan 77S29713 Ext 0, as described on Certificate of Title 84S34715, & Lot E-Blk/Par 1-Plan 77S15065 Ext 0, as described on Certificate of Title 84S34715A
Parcel Numbers:	120304123 & 119854233
Year Built:	1984
Zoning:	B-3, Medium Density Arterial Commercial District
Tenant:	Kal Tire Ltd.
Land Size:	10,386 SF (0.24 Acres)
Rentable Area:	3,839 SF
Property Taxes (2026) :	\$18,900.54
Lease Term:	Expires 31/10/2031 (5 Years Remaining)
Renewal Options:	4 x 5 Years**
NOI:	\$61,424*
Price:	\$1,030,000
Cap Rate:	6.00%

*2.25% annual escalations

**Fair Market Rent

KAL TIRE PROPERTY PORTFOLIO



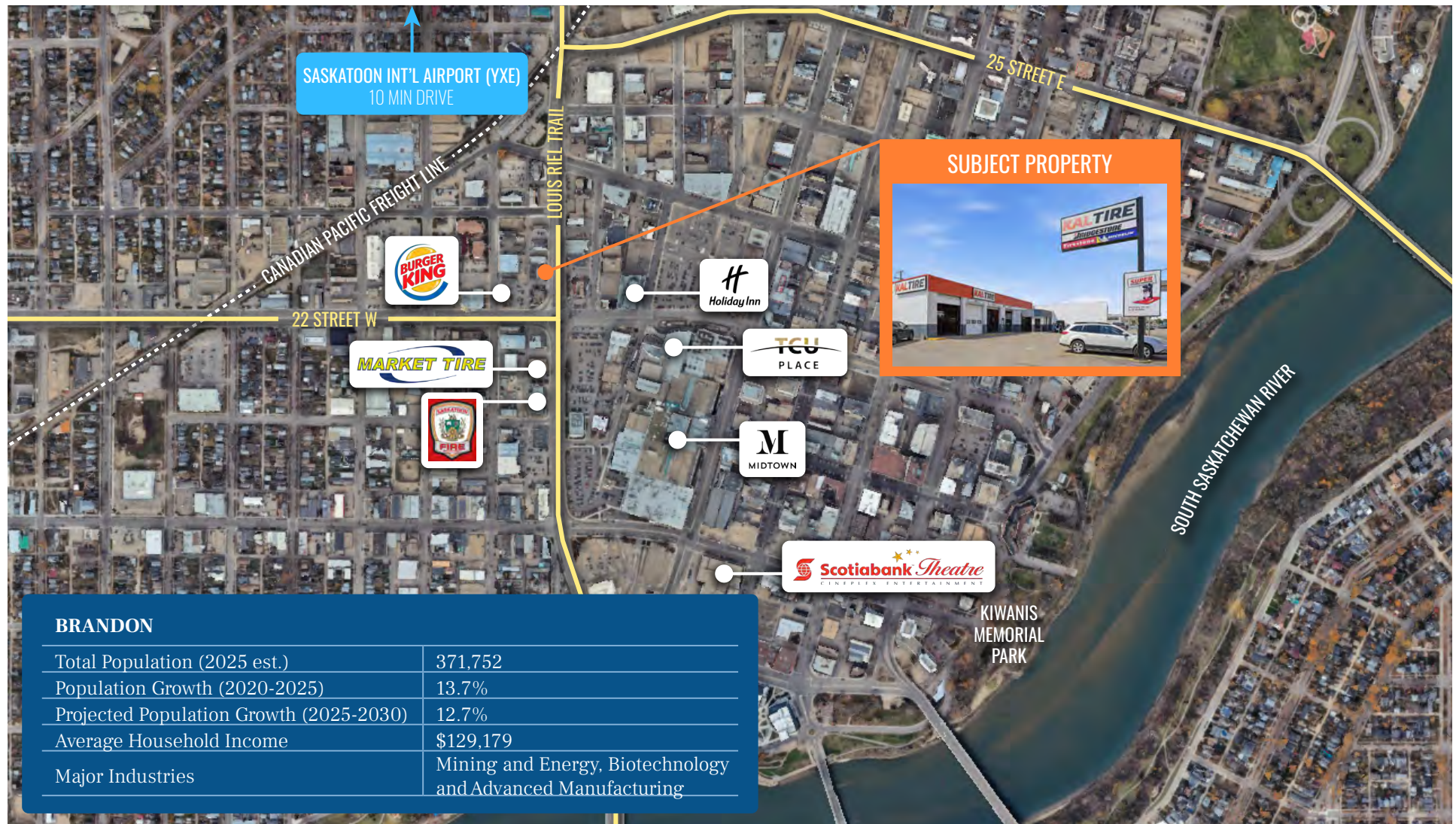
Marcus & Millichap

MARKET OVERVIEW

115 IDYLWYLD DRIVE N, SASKATOON, SK

Saskatoon, Saskatchewan's largest city, sits at the junction of Highways 16 and 11, placing the subject property in the path of heavy commercial and long-haul traffic. As the province's economic hub, its economy is anchored by potash and uranium mining, agriculture, agri-food processing, and research, with the University of Saskatchewan supporting a well-educated consumer base.

Immigration-driven growth continues to expand demand, and the city's role as a distribution centre for surrounding farming and resource fleets supports consistent, year-round demand for tire and vehicle services at one of Saskatoon's busiest commercial corridors.



SALIENT DETAILS

1091 CHAPLIN STREET W, SWIFT CURRENT, SK

Direct Trans-Canada Highway exposure within Swift Current's established automotive and highway-service corridor. Secured by a 20-year lease running to 2046 and adjacent to the Saskatchewan Ministry of Highways and Infrastructure yard.

Legal Description:	Lot 1-10, Blk/Par J, Plan D5431 Ext 0, as described on Certificate of Title 99SC09194
Parcel Numbers:	150383213, 150383224, 150383235, 150383246, 150383257, 150383268, 150383279, 150383280, 150383291, 150383303
Year Built:	1999
Zoning:	C-1 - Commercial District
Tenant:	Kal Tire Ltd.
Land Size:	71,000 SF (1.63 Acres)
Rentable Area:	9,950 SF
Property Taxes (2026) :	\$24,596.09
Lease Term:	Expires 31/07/2046 (20 Years Remaining)
Renewal Options:	4 x 5 Years**
NOI:	\$97,012.50*
Price:	\$1,550,000
Cap Rate:	6.25%

*2.0% annual escalations

**Fair Market Rent

KAL TIRE PROPERTY PORTFOLIO

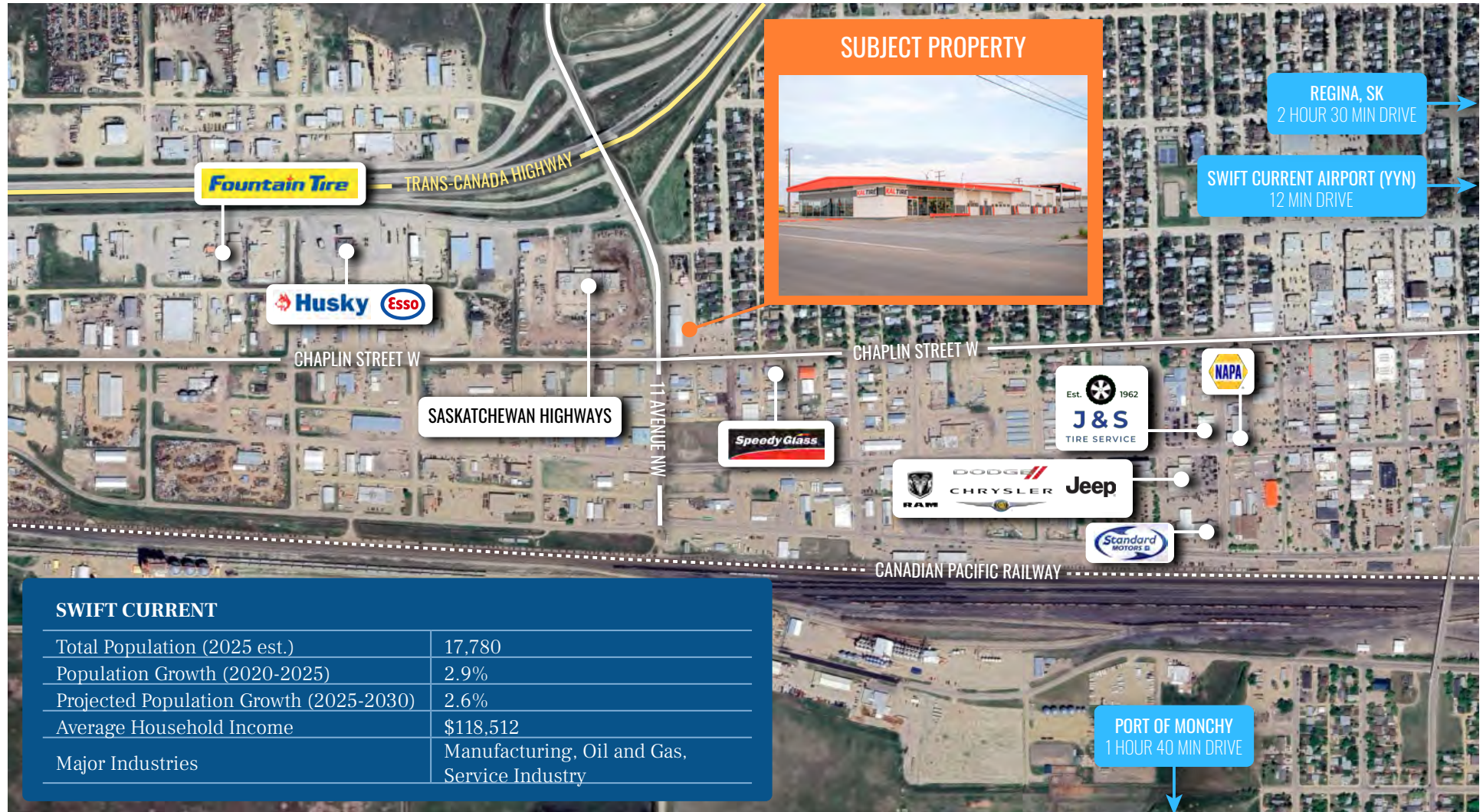


MARKET OVERVIEW

1091 CHAPLIN STREET W, SWIFT CURRENT, SK

Located along the Trans-Canada Highway in southwest Saskatchewan, Swift Current is the region's primary commercial hub, with a 2025 population of approximately 17,780 and a rural trade area exceeding 55,000. The economy is driven by agriculture, manufacturing, oil and gas, and services, with growing interest in helium extraction as a diversification opportunity.

Trans-Canada Highway access, steady immigration-driven growth, and a diversified economic base support stable, year-round commercial demand. The site's position within the city's automotive and highway-service node, adjacent to the Saskatchewan Ministry of Highways and Infrastructure yard, reinforces its connection to highway maintenance, fleet and transportation services.



SALIENT DETAILS

1665 18 ST N, BRANDON, MB

Positioned within Brandon's North Brandon Gateway with immediate connectivity to PTH 10 and the Trans-Canada Highway. Manitoba's second-largest city, secured by a 20-year lease running to 2046 in a regional trade area of roughly 190,000.

Legal Description:	A-1634
Title Number:	1517998
Year Built:	1989
Zoning:	CAR - Commercial Arterial
Tenant:	Kal Tire Ltd.
Land Size:	74,940 SF (1.72 Acres)
Rentable Area:	10,005 SF
Property Taxes (2026) :	\$34,613.55
Lease Term:	Expires 31/07/2046 (20 Years Remaining)
Renewal Options:	3 x 5 Years**
NOI:	\$100,050*
Price:	\$1,600,000
Cap Rate:	6.25%

*2.0% annual escalations

**Fair Market Rent

KAL TIRE PROPERTY PORTFOLIO



MARKET OVERVIEW

1665 18 ST N, BRANDON, MB

At the convergence of the Trans-Canada Highway, two Class 1 railways, and a regional airport, Brandon is Manitoba's second-largest city, with a 2025 population of 58,352 and a regional trade area of roughly 190,000. This network drives commercial-vehicle, fleet, and agricultural-equipment traffic supporting demand for the property's passenger and commercial tire operations.

The economy is broad and stable across agriculture, food processing, manufacturing, health care, and transportation, anchored by Maple Leaf Foods, oilfield services, and CFB Shilo. Brandon University and Assiniboine College supply a skilled workforce and steady growth, with the city rising 10.5% from 2020 to 2025, reinforcing its role as southwestern Manitoba's primary commercial hub.



OFFERING SUMMARY

PROPERTIES	4
COMBINED OCCUPANCY	100%
\$ PSF (PORTFOLIO)	\$181
CAP RATE (PORTFOLIO)	6.11%
COMBINED NOI (SEP-2026)	\$439,230
WALE*	13.8 YEARS

*Weighted Average Lease Expiry.

KAL TIRE PROPERTY PORTFOLIO

ASKING PRICES

3604 9 Ave N, Lethbridge, AB	\$3,010,000
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115 Idylwyld Dr N, Saskatoon, SK	\$1,030,000
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1091 Chaplin St W, Swift Current, SK	\$1,550,000
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1665 18 Street N, Brandon, MB	\$1,600,000
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TOTAL PORTFOLIO:	\$7,190,000
AVAILABLE ON INDIVIDUAL OR COMBINED BASIS	



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CONFIDENTIALITY AGREEMENT

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