

FOR SALE

DAWSON CREEK INVESTMENT PROPERTIES

- ✓ TWO (2) PROPERTIES IN DAWSON CREEK, BRITISH COLUMBIA
- ✓ STRATEGICALLY LOCATED WITH ACCESS TO MAJOR HIGHWAYS
- ✓ BOTH PROPERTIES SECURED ON CAREFREE, NET LEASES

CONTACT INFORMATION:

Curtis Leonhardt

Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
Cleonhardt@MarcusMillichap.com

Jon Buckley

Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Armaan Sohi

Personal Real Estate Corporation
Director Investments
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Joe Genest

Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com



Click to electronically sign

CONFIDENTIALITY AGREEMENT

Marcus & Millichap

Western Canada NNN Group



901 ALASKA AVENUE

\$1,100,000 (\$489 PSF) | CAP RATE: 5.69%



10508 8TH STREET

\$1,600,000 (\$313 PSF) | CAP RATE: 6.91%

**SUBWAY
PANAGO**

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present for sale two investment properties located in Dawson Creek, on the eastern edge of British Columbia's Peace River District near the Alberta border. Both properties are secured by net leases and are strategically positioned along or near primary highway corridors, offering excellent visibility and access.



Tenants: Burger King, Subway, Panago and Barbershop/Salon. All tenants are secured under net leases, offering secure income with minimal landlord responsibilities.



Location: Two strategically located properties in Dawson Creek, with direct access and frontage on Highway 2 (Dawson Creek-Tupper Highway) and Highway 49.



Combined Offering: The two investment properties generate a combined Net Operating Income of \$173,193, yielding a 6.41% cap rate on the \$2,700,000 total asking price.



SALIENT DETAILS

901 ALASKA AVENUE, DAWSON CREEK, B.C.



PID:	023-770-911
Legal Description:	PARCEL A, BLOCK 2, PLAN PGP2244, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT, (PL31742)
Zoning:	<u>C-3 - Highway Commercial</u>
Site Size:	0.39 Acres (16,800 SF)*
Year Built:	1997
Leasable Area:	2,250 SF
Tenants:	Dawson Creek King Restaurant Co Ltd. (o/a Burger King)
Renewals:	2 x 5 Years**
Lease Expiry:	August 30, 2029
NOI:	\$62,625
Price:	\$1,100,000 (\$489 PSF)
Cap Rate:	5.69%

*BC Assessment
**Fair Market Rent



SURROUNDING CONSIDERATIONS

901 ALASKA AVENUE, DAWSON CREEK, B.C.



SALIENT DETAILS

10508 8TH STREET, DAWSON CREEK, B.C.

PID(s): 013-661-418, 013-661-426, 013-661-434

Legal Description: TITLE

Zoning: C-3 - Highway Commercial

Site Size: 0.39 Acres (18,896 SF)*

Year Built: 1980

Leasable Area:	Subway:	1,866 SF
	Panago:	1,600 SF
	Barbershop/Salon:	1,640 SF
	Total:	5,106 SF

Tenants: Subway, Panago, Barbershop/Salon

Renewal Options:	Subway:	1 x 5 Years**
	Panago:	1 x 5 Years**
	Barbershop/Salon:	1 x 5 Years**

Lease Expiries:	Subway:	January 31, 2028
	Panago:	June 30, 2028
	Barbershop/Salon:	April 30, 2031

NOI: \$110,568

Price: \$1,600,000 (\$313 PSF)

Cap Rate: 6.91%

*BC Assessment
**Fair Market Value

SUBWAY PANAGO



SURROUNDING CONSIDERATIONS

10508 8TH STREET, DAWSON CREEK, B.C.



DAWSON CREEK

Dawson Creek and the broader Northeast Region of BC present a dynamic and resilient market environment. With strategic infrastructure, a diverse economy rooted in traditional and emerging sectors, and favourable agricultural conditions, this region is well-positioned for sustained growth and investment.



STRATEGIC LOCATION:

Known as the Mile Zero City, Dawson Creek marks the beginning of the Alaska Highway, a vital 2,400 km route linking Alaska and the Yukon to Western Canada and the United States.



TRADE AREA POPULATION:

The surrounding trade area is home to approximately **30,000** residents, establishing Dawson Creek as a key regional hub in northeastern British Columbia.



TRANSPORTATION NODES:

- **Rail Connections:** Connected by CN Rail to Fort Nelson and the ports of Prince Rupert and Vancouver for efficient freight movement.
- **Highway Access:** Major highways connecting East to Alberta, Southwest to Prince George, and North to Fort St. John.
- **Local Airport:** Dawson Creek Airport (YDA) provides regional flights, with the nearest major airport being Fort St. John Airport (YXJ), located about 50 kilometers to the north.



ECONOMIC DRIVERS:

The economy is primarily supported by resource extraction, agriculture, and transportation, utilizing its strategic location to attract investment and business opportunities.



NORTHEAST REGION OF B.C.



REGIONAL GROWTH:

The Northeast Region is experiencing rapid development, particularly in the energy sector, driven by opportunities in natural gas production and critical minerals.



POPULATION:

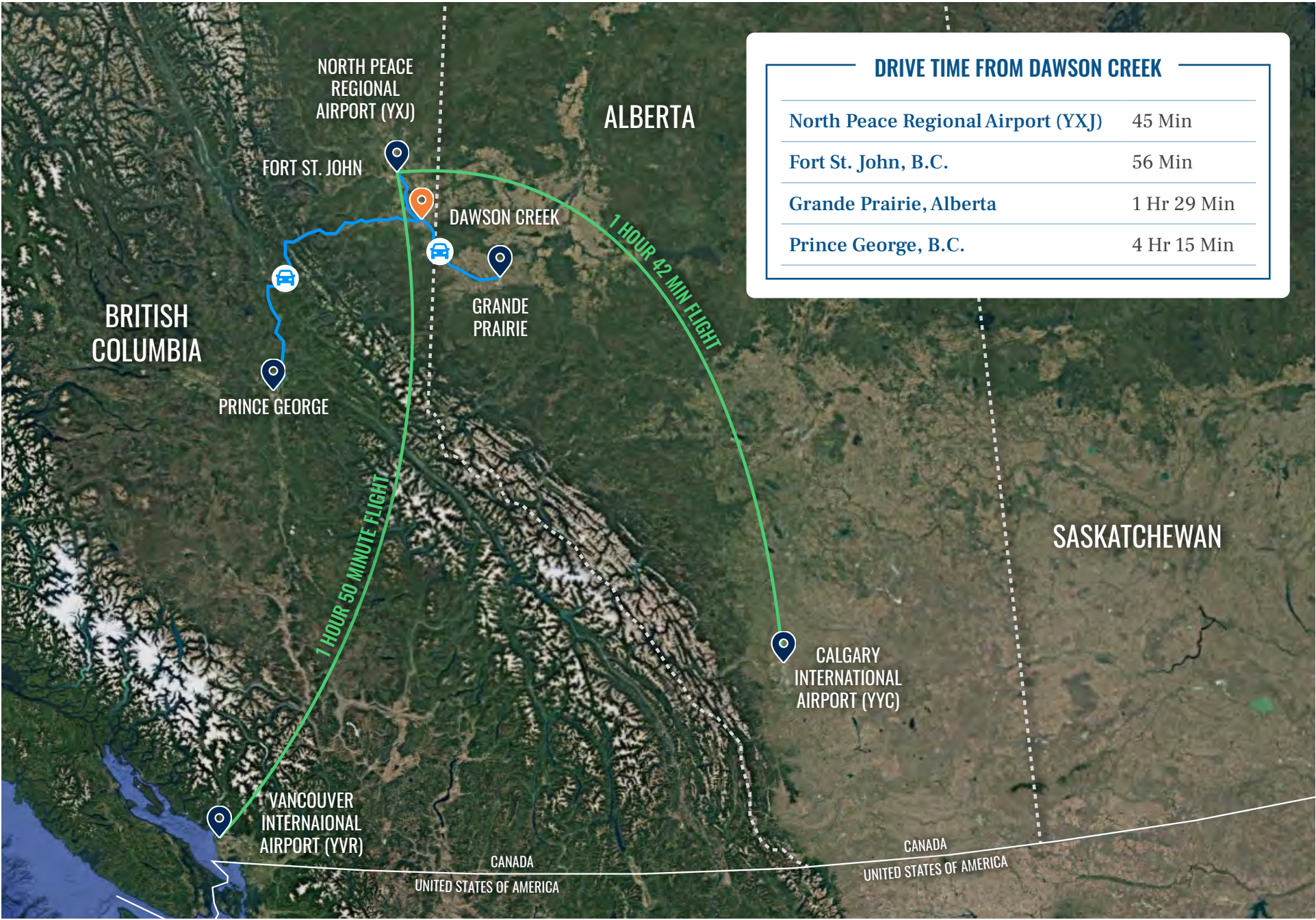
The region has a population of approximately 72,300, encompassing key cities like Dawson Creek, Fort St. John, and Fort Nelson.

KEY INDUSTRIES:

- **Natural Gas and Critical Minerals:** The Northeast Region is experiencing consistent capital investment in natural gas and related industries, with growing opportunities in critical minerals and agri-tech further strengthening the region's long-term economic outlook.
- **Clean Energy:** An emerging focus on clean energy solutions is contributing to regional diversification and attracting new investment to the area.
- **Forestry and Agriculture:** Traditional industries remain a vital part of the regional economy, supported by sustainable practices and favourable land conditions.



MARKET OVERVIEW



Marcus & Millichap



Click to electronically sign

CONFIDENTIALITY AGREEMENT

Curtis Leonhardt
Personal Real Estate Corporation
Managing Director Investments
(604) 638-1999
CLeonhardt@MarcusMillichap.com

Armaan Sohi
Personal Real Estate Corporation
Director Investments
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Jon Buckley
Personal Real Estate Corporation
Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com

Joe Genest
Personal Real Estate Corporation
Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.