9 BEJU INDUSTRIAL DRIVE

SINGLE-TENANT NNN INVESTMENT | 10,200 SF | SYLVAN LAKE, AB

$1,999,000

9 Beju Industrial Drive, Sylvan Lake, Alberta T4S 2J7

LAPP REALTY

INVESTMENT OVERVIEW

9 Beju Industrial Drive is a single-tenant, net-leased commercial building located directly on Highway 20, the primary commercial corridor through Sylvan Lake. The property is leased to Landmark Cinemas of Canada Inc. on a triple-net basis, producing $135,000 per year in contractual income with no operating obligations to the owner. The tenant is responsible for all operating costs and property taxes.

The lease runs to January 9, 2030 and is backed by a national operator with a publicly traded international parent. The building and the site hold their value independent of any single use. With a large-format, open-span structure on a high-exposure Highway 20 site, the property offers both stable in-place income and long-term flexibility in one of Alberta's fastest-growing communities.

$1,999,000	**$135,000**	**10,200 SF**	**$13.24**	**Jan 2030**
LIST PRICE	NET INCOME / YR	BUILDING (approx.)	RENT PER SF	LEASE EXPIRY

Investment Highlights

- Triple-net lease. The tenant pays all operating costs and property taxes. The owner carries no operating exposure.
- Contractual income of $135,000 per year to January 9, 2030, from a national cinema operator.
- Prominent Highway 20 frontage with high traffic exposure alongside established national retailers.
- Offered at $1,999,000, below the 2026 municipal assessment of $2,054,000.
- A 10,200 square foot (approx.) open-span building with high ceilings, suited to a wide range of alternative uses.
- 1.04 acre (approx.) site with Highway 20 frontage and owned surface parking.
- CH Highway Commercial zoning permits a broad range of retail, service, hospitality, and entertainment uses.

TENANT & LEASE

The property is leased to Landmark Cinemas of Canada Inc., the second-largest cinema circuit in Canada, owned by Kinepolis Group NV, a publicly traded European cinema operator. The remaining contractual rent to lease end is approximately $472,500. The covenant behind that income is a national operator with a publicly traded parent.

Lease Summary

Tenant
Landmark Cinemas of Canada Inc.

Lease Structure
Triple net. Tenant pays all costs and taxes.

Annual Rent
$135,000

Monthly Rent
$11,250

Rate
$13.24 per square foot

Commencement
December 10, 2010

Expiry
January 9, 2030

Remaining Term
Approximately 3.5 years

Owner Obligations
Structural elements and HVAC replacement only

Remaining Rent
Approximately $472,500 to lease end

Context

The lease provides stable, contractual income backed by a substantial corporate covenant. Beyond the in-place tenancy, the building itself is the enduring value. Its large-format, open-span design and prominent Highway 20 location give an owner genuine flexibility over the long term, whether the objective is to hold for income, continue the current use, or adapt the space to a new use as the market evolves.

Included Improvements

The building includes an owner-owned equipment package, comprising theatre seating, concession equipment, sound and projection infrastructure, and related fixtures. A detailed schedule identifying owner-owned and tenant-owned equipment is available to qualified parties under a confidentiality agreement.

THE TENANT

The building is occupied by Landmark Cinemas, one of the most established names in Canadian cinema exhibition. Understanding the tenant and the strength behind the lease is central to evaluating this investment.

Landmark Cinemas

Founded in 1965 and headquartered in Calgary, Landmark Cinemas is the second-largest motion picture theatre exhibitor in Canada. The company operates approximately 36 theatres and 300 screens across British Columbia, Alberta, Saskatchewan, Manitoba, and Ontario, and employs roughly 2,500 people. Landmark expanded significantly in 2013 through the acquisition of a large portion of the former Empire Theatres circuit, establishing its position as a national operator.

Landmark operates a modern cinema format built around recliner seating, laser projection, and premium sound, alongside concessions and in-theatre advertising. The Sylvan Lake location is a three-auditorium community cinema within that national network.

Kinepolis Group, the Parent Company

Since 2017, Landmark Cinemas has operated as the Canadian brand of Kinepolis Group NV, a Belgian cinema operator that acquired Landmark for approximately CDN $123 million. Kinepolis is a publicly traded company listed on the Euronext Brussels stock exchange under the symbol KIN.

Kinepolis operates a network of approximately 122 cinemas and more than 1,300 screens across Europe and North America, including operations in Belgium, the Netherlands, France, Spain, Luxembourg, Switzerland, Poland, Canada, and the United States. This parent-company backing stands behind the covenant on the lease.

Why the Covenant Matters

The remaining contractual rent to lease end is approximately $472,500. Because the tenant is a national operator backed by a publicly traded international parent, the income stream to January 2030 is supported by a substantially stronger covenant than an independent single-location operator would offer. This is stable, well-secured income from an established national brand.

Tenant and parent-company information compiled from public sources, current as of 2026. Figures are approximate and subject to change.

THE OPPORTUNITY

This is a versatile building on one of the strongest commercial sites in Sylvan Lake. It carries CH Highway Commercial zoning under the Town of Sylvan Lake Land Use Bylaw No. 1695/2015, one of the broadest commercial designations in the community. The open-span, high-ceiling structure and the 1.04 acre site give an owner room to support almost any commercial vision, from a destination restaurant or brewpub to a family entertainment venue, a fitness or recreation facility, a medical or childcare use, or a district retail concept. The current tenant has also indicated it would consider an early end to its lease by mutual agreement, which offers a future owner added flexibility on timing should they wish to introduce a new use ahead of the 2030 expiry.

Permitted Uses

- District shopping centre
- Indoor merchandise sales
- Restaurant
- Hotel or motel
- Offices
- Personal services
- Automotive services
- Car wash
- Gas bar or service station
- Sales and service outlet for automobiles, marine, and recreation vehicles
- Veterinary clinics
- Animal services, minor

Discretionary Uses

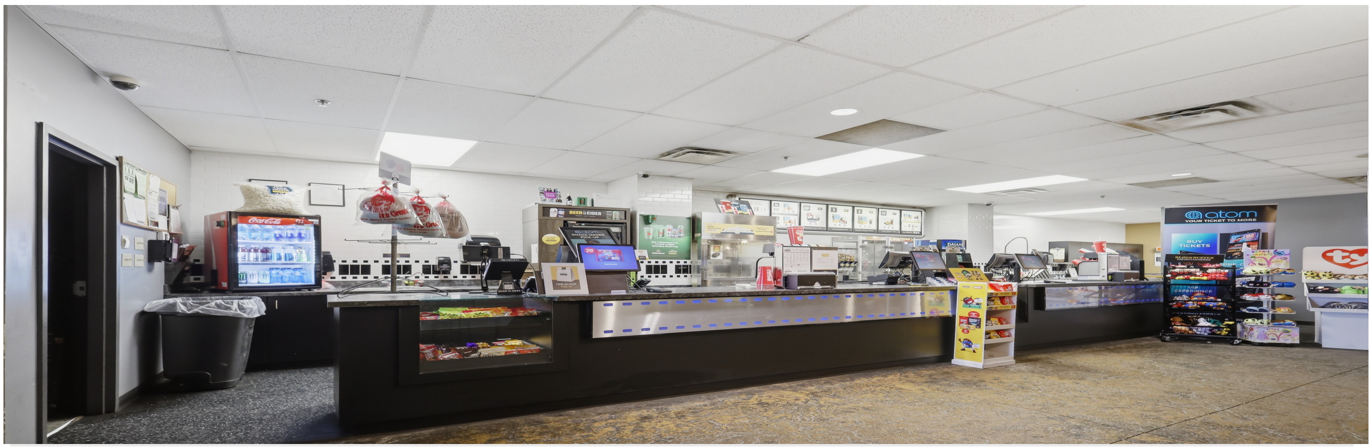
- Commercial recreation and entertainment facility
- Brewpub
- Drinking establishment
- Day care facility
- Commercial school
- Business support services
- Cannabis retail sales
- Casino
- Adult oriented indoor merchandise sales
- Light repair services
- Funeral home
- Public and quasi-public uses
- Accessory building and accessory use

Permitted uses are allowed outright. Discretionary uses require a development permit approved by the Town of Sylvan Lake. The lists above are drawn from the Highway Commercial District, Section 9.17 of Land Use Bylaw No. 1695/2015, and are summarized here. Prospective purchasers should confirm the full use list and any development requirements directly with the Town of Sylvan Lake.

MARKET & LOCATION

Sylvan Lake is a year-round resort community on the shore of Sylvan Lake, approximately 20 minutes west of Red Deer on the Calgary to Edmonton corridor. It is among the fastest-growing communities in Alberta, with a population of roughly 17,000 that has grown by an estimated 10 to 13 percent over five years.

Tourism is central to the local economy. The community welcomes an estimated 670,000 visitors each year, with visitor activity concentrated in the summer months. This seasonal draw supports demand for indoor recreation, entertainment, food and beverage, and service uses that serve both residents and visitors.



The Highway 20 Corridor

The property fronts Highway 20, the principal commercial corridor and shopping node for Sylvan Lake. Established anchors on the corridor include Walmart, Canadian Tire, Sobeys, No Frills, and Shoppers Drug Mart. Ongoing residential development continues to add households and reinforce demand along the corridor. A neighbouring commercial building on the same corridor has been successfully repurposed to a new use, confirming the corridor supports adaptive reuse.

9 BEJU INDUSTRIAL DRIVE

Sylvan Lake, Alberta T4S 2J7

Offered At	**$1,999,000**
Building Area	**10,200 SF rentable (approx.)**
Site Area	**1.04 acres (approx.)**
Legal	**Plan 0520405, Block 5, Lot 3**
LINC	**0030902837**
Zoning	**CH, Highway Commercial**
Tenant	**Landmark Cinemas of Canada Inc.**
Lease	**Triple net, $135,000/yr to Jan 9, 2030**
Possession	**Subject to existing tenancy**
2026 Assessment	**$2,054,000**
2026 Property Tax	**$34,004 (paid by tenant)**

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