

FOR SALE

4913 50 AVENUE, DRAYTON VALLEY, ALBERTA
SINGLE-TENANT GAS BAR & C-STORE

\$1,250,000 | CAP RATE: 7.39%

- ✓ PROMINENT CORNER LOCATION
- ✓ STRONG CORPORATE COVENANT
- ✓ LONG TENANT TENURE

Marcus & Millichap



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CONFIDENTIALITY AGREEMENT

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire 4913 50 Avenue, Drayton Valley, Alberta (the "Subject Property"). The Subject Property represents a freestanding single-tenant commercial asset tenanted by 7-Eleven Canada, Inc., occupying a prominent corner-lot position in the heart of Drayton Valley's downtown commercial corridor. Benefiting from strong visibility, multiple points of access, and proximity to a diverse mix of retail, service, and community amenities, the property is well-positioned within one of the community's primary commercial nodes. As a key regional service centre supporting central Alberta's oil & gas, forestry, and agricultural industries, Drayton Valley provides a stable economic foundation and serves a broad surrounding trade area.



HIGHLIGHTS



NET LEASE

The Subject Property is secured by a net lease structure under which the tenant is responsible for property taxes, utilities, and the majority of maintenance obligations, providing ownership with limited management responsibilities.



PROVEN TENANT TENURE

7-Eleven has successfully operated at the Subject Property for more than three decades, demonstrating the location's long-standing importance within the tenant's network and continued relevance within the Drayton Valley market.



CORPORATE COVENANT

The Subject Property is leased to 7-Eleven Canada, Inc., a subsidiary of Seven & I Holdings Co., Ltd., one of the world's largest convenience store operators. Founded in 1927, 7-Eleven operates more than 86,000 locations globally and is backed by a publicly traded international retail platform.



PREMIER DOWNTOWN CORNER LOCATION

The Subject Property occupies a prominent corner lot in the heart of Drayton Valley's downtown commercial corridor. Benefiting from excellent visibility, multiple access points, and exposure to local and regional traffic, the property is strategically positioned within one of the community's primary commercial nodes.



ESTABLISHED MARKET PRESENCE

Having operated from this location for decades, the tenant benefits from a well-established presence within the community and a highly recognizable location along Drayton Valley's primary commercial corridor.



ENVIRONMENTAL DUE DILIGENCE

Recent environmental reporting has been completed for the Subject Property and will be made available to qualified purchasers upon execution of a Confidentiality Agreement.



7-Eleven is a convenience store chain headquartered in Irving, Texas, and owned by Japan-based Seven & I Holdings Co., Ltd. Founded in 1927, the brand has grown to more than 86,000 locations worldwide. As of July 2026, Seven & I Holdings had a market capitalization of approximately C\$41.59 billion.

SALIENT DETAILS

Address: 4913 50 Avenue, Drayton Valley, Alberta

LINC: 0010-380-054

Legal Description: Lot 1, Block 22, Plan 8920954, excepting thereout all mines and minerals.

Zoning: [C-BUS - Commercial, Business](#)

Lot Size: 16,229 SF / 0.37 Acres

Rentable SF: 2,691 SF

Tenants: 7-Eleven Canada, Inc.

Renewal Options: 1 x 5 Years*

NOI: \$92,400

Asking Price: \$1,250,000

Cap Rate: 7.39%

*Tenant may extend for up to five (5) years at predetermined rates.

4913 50 AVENUE



LOCATION OVERVIEW

Drayton Valley is a regional service and commercial hub in west-central Alberta, situated at the junction of Highway 22 and Highway 39 approximately 130 kilometres southwest of Edmonton. The local economy is anchored by the Pembina field, one of Alberta's most established conventional oil regions, and diversified through forestry, agriculture, and a growing base of locally owned business. The town serves a 45-minute trade area of 24,460 residents who rely on Drayton Valley for commercial, industrial, and professional services, giving retailers a customer base well in excess of the town's own population. A population increase of roughly 13% over the past five years, alongside ongoing municipal investment in economic diversification and infrastructure, continues to reinforce the town's role as the commercial centre for its region.



LOCATION

Junction of Highway 22 and Highway 39, 130 km southwest of Edmonton.



ECONOMIC BASE

Diversified economy supported by oil & gas, forestry, agriculture, and local entrepreneurship.



POPULATION

24,460 within a 45-minute drive.



HIGH AVERAGE HOUSEHOLD INCOME

\$125,831



Marcus & Millichap

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1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121

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



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