

# FOR SALE



505 1 AVENUE W, ASSINIBOIA, SASKATCHEWAN

SINGLE-TENANT AUTOMOTIVE INVESTMENT PROPERTY | PRICE: \$1,440,000 | CAP RATE: 7.00%



DOWNLOAD CA

- ✓ CORPORATE COVENANT
- ✓ LANDLORD-FAVOURABLE NET LEASE
- ✓ LONGSTANDING TENANCY

Marcus & Millichap



# OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present the opportunity to acquire 505 1 Avenue W, Assiniboia, Saskatchewan (the "Subject Property"). The Subject Property is a single-tenant automotive and truck service facility leased to Kal Tire Ltd., Canada's largest independent tire dealer. Situated on a 2.3-acre site with a total building area of 10,600 square feet, the property benefits from a long-term, landlord-favourable net lease. The offering provides investors with stable cash flow from a tenant that is secured by a strong corporate covenant.



## Corporate Covenant & Net Lease

100% Leased to Kal Tire Ltd., a corporate tenant responsible for all operating costs, including utilities and day to day management.



## Large Site with Two Buildings

Improved with a 6,600 SF Kal Tire facility and a 4,000 SF truck repair building (subleased by Kal Tire to JHS Semi Repair), the 2.3-acre site offers operational flexibility and additional service capacity.



## Strategic Location in Agricultural Hub

Well positioned in Assiniboia, a regional service centre for Southern Saskatchewan's grain belt, benefiting from CP Rail freight operations, grain terminals, and farm-equipment dealerships.



## Stable Local Economy

Supported by agriculture, transportation, and light industry, Assiniboia offers a stable economic base with higher-than-average household incomes for the province.



## Investor-Friendly Market

Low operating costs and municipal incentives for light industrial and logistics uses enhance tenant retention and long-term asset stability.



1 AVENUE WEST



# SALIENT DETAILS

**Address:** 505 1 Avenue W, Assiniboia, Saskatchewan

**Legal Description:** Blk/Par 3 Plan No. 101184027 Extension 0

**Parcel Number:** 135626711

**Zoning:** [C2 General Commercial](#)

**Site Size:** 2.3 Acres\*

**Rentable Area:** Kal Tire Building 6,600 SF

Truck Repair Building 4,000 SF\*\*

Total 10,600 SF

**Year Built:** Kal Tire Building: 1998  
Truck Repair Building: 2015

**Environmental:** Phase II ESA available upon execution of the Confidentiality Agreement.

**Tenant:** Kal Tire Ltd.

**Lease Expiry:** February 28, 2030

**Renewal Options:** 3 x 5 Years\*\*\*

**NOI:** \$100,950

**Cap Rate:** 7.00%

**Price:** **\$1,440,000**

\*Estimated based on aerial photo

\*\*Subleased by Kal Tire to JHS Semi Repair.

\*\*\*On the basis of the then current market rental for the premises.

505 1ST AVENUE W



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 260 stores across Canada. Backed by more than 70 years of industry experience, Kal Tire boasts an extensive supply chain that includes distribution centers and its own transport division. With a fleet of over 500 service trucks and a coast-to-coast network, Kal Tire employs more than 6,500 dedicated team members, solidifying its position as an industry leader committed to exceptional service and operational excellence.



# MARKET OVERVIEW

## ASSINIBOIA

Situated in Southern Saskatchewan, Assiniboia serves as a strategic service hub for the surrounding agricultural region. The town benefits from its location along Highway 13 (Red Coat Trail) and Highway 2, enabling efficient trucking routes across southern Saskatchewan and into Alberta and Manitoba.

The local economy is anchored by agriculture, transportation, and light industry, with major employers including CP Rail freight operations, grain terminals, and farm-equipment dealerships. This stable economic foundation is complemented by higher-than-average household incomes for the province, supporting steady consumer demand.

Assiniboia serves as a regional hub with a trade area of over 10,000 residents, providing a consistent customer base for retail and service businesses. The municipality supports investment through its Community Investment Incentive Policy, which offers tax abatements for new development, and the Main Street Revitalization Grant, which provides funding for building and property improvements. These programs strengthen tenant retention and long-term asset stability.



**Stable service centre for Southern Saskatchewan's grain belt, serving a rural population of over 10,000.**



**Strategic location at Highway 13 & Highway 2 for regional trucking and logistics.**



**Assiniboia is home to Canadian Pacific freight yards, grain terminals, and one of Saskatchewan's largest livestock auctions, making it a central point for moving farm products and equipment across the region.**





# LOCATION OVERVIEW



505 1ST AVENUE W

Marcus & Millichap



PROPERTY PHOTOS





# Marcus & Millichap

**Armaan Sohi**  
Associate Director  
(604) 675-5216  
Armaan.Sohi@MarcusMillichap.com

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

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

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

DOWNLOAD CA



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. © 2025 Marcus & Millichap. All rights reserved.