

FOR SALE



THE TRAIL DAILY TIMES BUILDING

1163 CEDAR AVENUE, TRAIL BC

An Iconic Piece of History Located at the Heart of Trail's Downtown Core

TRISTAN CHART, CFA

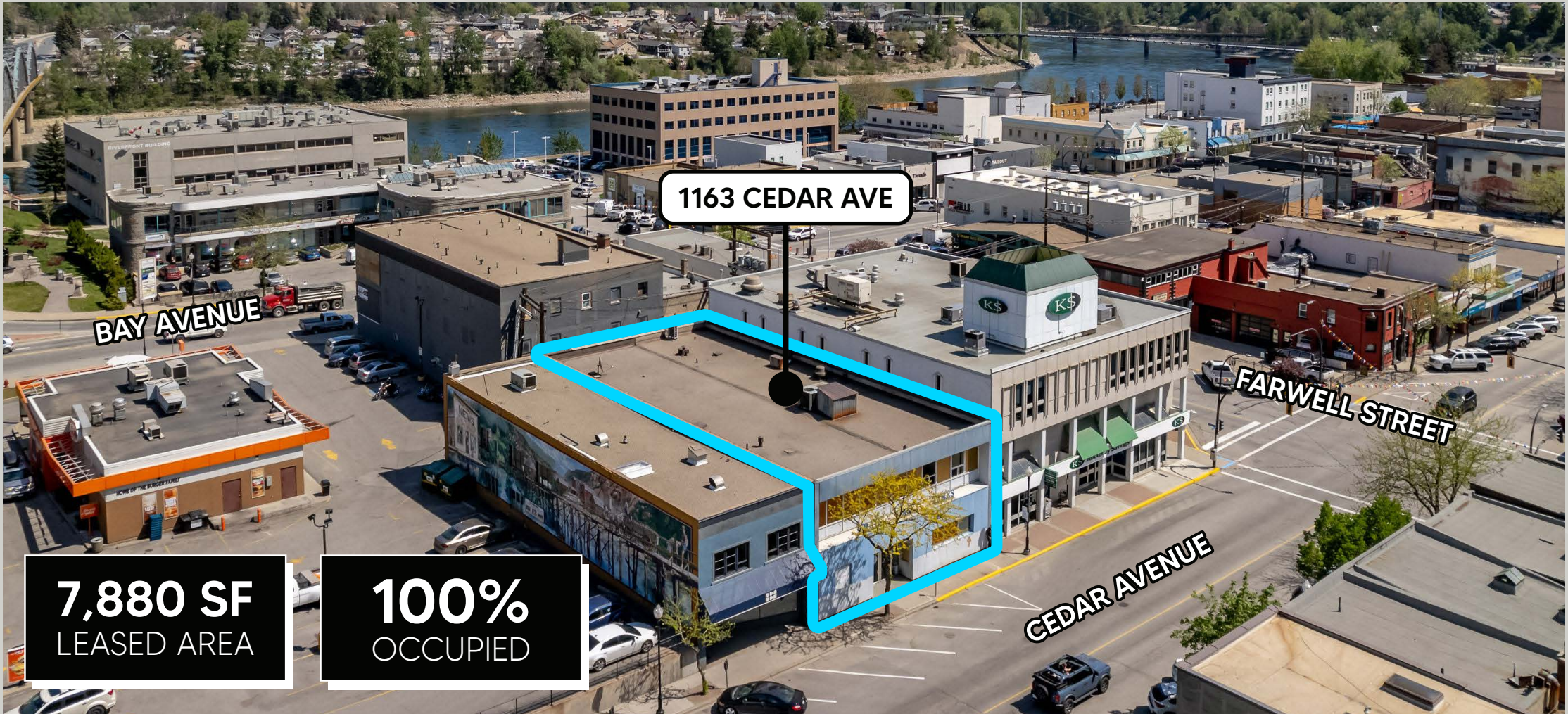
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7,880 SF
LEASED AREA

100%
OCCUPIED












EXECUTIVE SUMMARY

RLK Commercial is pleased to offer for sale a 100% freehold interest in The Trail Daily Times Building, located at 1163 Cedar Avenue, in downtown Trail, BC (the “Property”). Occupied by the Trail Times for over 50 years and Steps Dance Centre for over 20 years, this iconic centrepiece sits between the Kootenay Savings Credit Union (KSCU) headquarters and Austin Engineering (BBA Consultants) buildings, and within a 1-minute walk from Ferraro Foods, Starbucks, A&W, Dairy Queen, and many more exciting amenities offered in downtown Trail.

Currently 100% leased to Black Press Group Ltd. (Trail Times) and Steps Dance Centre, the Property comprises approximately 7,880 SF of rentable area across two floors, generating attractive net holding income of +\$53,083.

Trail is home to one of the world’s largest fully integrated zinc and lead smelting and refining complexes – owned and operated by Teck (TSX: TECK.B), with 2024 gross revenues of +\$2B for Teck’s Trail Operations alone. A new +\$1B infrastructure project for a new road and rail commercial border crossing located ~12km from Trail is proposed for the Waneta border crossing that if approved, will drastically enhance regional supply chain connections and prosperity. Trail is located in the West Kootenay region of the BC Interior, which represents one of Canada’s top four-season recreational tourism destinations, attracting visitors from all over North America.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
1163 Cedar Ave, Trail BC
-  **SITE AREA**
~4,900 SF
-  **LEASED AREA**
~7,880 SF
-  **POTENTIAL RENTABLE AREA**
~8,969 SF
-  **YEAR BUILT**
1963
-  **ZONING**
C1 – General Commercial
-  **OCCUPANCY**
100%
-  **PID'S**
010-669-116
010-668-063
-  **LEGAL DESCRIPTION**
Lots 16 & 17 Block 4 DL 230
Kootenay District Plan 465 & Parcel A
(See 489101)
-  **NET OPERATING INCOME**
\$53,083
-  **LIST PRICE**
\$592,000

ICONIC DOWNTOWN COMMERCIAL BUILDING

Constructed in 1963, 1163 Cedar Avenue represents one of Trail’s most distinct heritage buildings, with a long history of occupancy by the Trail Times – one of the longest standing commercial tenants in Trail. Currently 100% leased to two tenants, the building boasts ~45 feet of frontage along Cedar Avenue, immediately adjacent to Trail’s most significant commercial buildings, including the Kootenay Savings Credit Union building and the BBA Consultants building at 1151 Cedar Ave, which was recently the beneficiary of a significant capital investment program which dramatically enhanced its exterior building appeal and profile. The Property features the Trail Times’ iconic signage along Cedar Avenue, positioning the Property as a true landmark within Trail’s downtown core.



~4,500 SF
FLOOR PLATES

C-1 ZONING
GENERAL COMMERCIAL

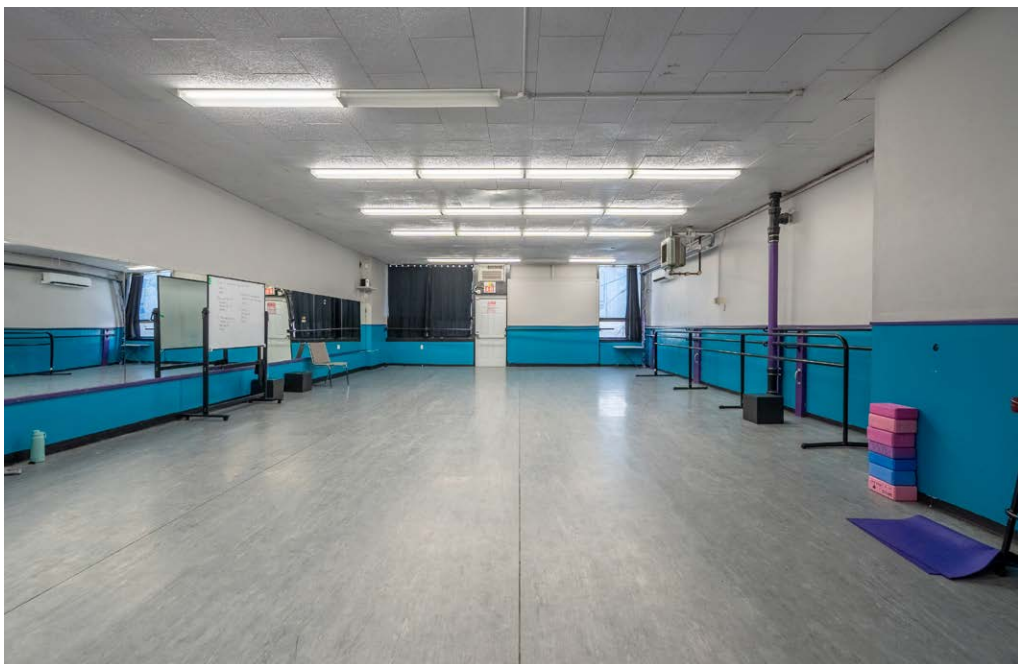
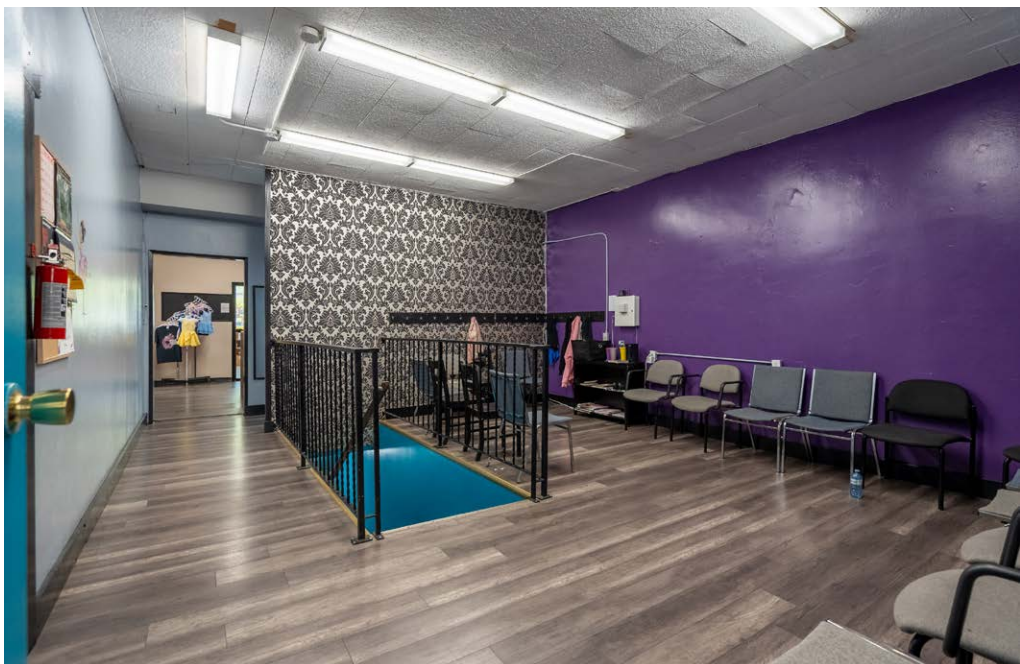
FULLY LEASED TO AN ESTABLISHED TENANT ROSTER

The Property is fully leased to two tenants, including the Trail Times (Black Press Group Ltd.) and Steps Dance Centre. The Trail Times occupies ~3,380 SF on the ground floor, while Steps Dance Centre occupies ~4,500 SF on the full 2nd floor and a small portion of the ground floor. Although the leased area based on the leases indicates ~7,880 SF, the actual building area on floors 1 and 2 are estimated to be ~8,969 SF, offering a potential value add opportunity by reconciling leased with actual building area to generate additional revenue. Both leases are on a “gross rent” structure, expiring in August 2027, and average gross rental rates of \$9.64 PSF are considered meaningfully below market, offering an attractive upside opportunity for investors.



+\$75,996
IN PLACE GROSS REVENUES

AUG. 31, 2027
EXISTING COMMERCIAL
LEASE EXPIRIES



PREMIUM DOWNTOWN CORE LOCATION

Prominently positioned between the Kootenay Savings Credit Union headquarters building and the BBA Consulting building, with direct access and exposure from Highway 3B, the Property occupies an irreplaceable location at the heart of Trail's downtown core. The Property is centrally located, offering long-term competitive positioning with its superior accessibility to neighbouring professional office buildings, retail and service destinations, and restaurant and hospitality amenities.



GROWING REGIONAL TRADE AREA SUPPORTED BY TECK

The City of Trail is situated on the Columbia River in the West Kootenay region of BC with a population of ~8,250. It is a special place with affordable real estate, outstanding recreational facilities and an abundance of outdoor activities. In addition, it has an active arts and culture community and a variety of service clubs and organizations. Not only is this Kootenay town blessed with a central location, a temperate climate and an excellent interior transportation network, but Trail is also a hotbed for technology and research and development – with lots of room to grow. Trail’s skilled workforce enjoys a balanced lifestyle with challenging jobs, and an enviable quality of life.

Teck’s Trail Operations, including a Lead-Zinc Smelter complex representing one of the largest in the world, is located in Trail and drives the regional economy. The city is also home to the Kootenay Boundary Regional Hospital, the largest diagnostic and acute care hospital in the West Kootenays. Trail is a financial, service and retail centre and has a wide array of shopping options.



**TECK TRAIL
OPERATIONS:**

+1,500
EMPLOYEES

+\$2B
REVENUE (2024)

+\$256K
ZINC TONNES PRODUCED (2024)

FINANCIAL SUMMARY

	TOTAL	MONTHLY	PSF
Black Press Group	\$42,000	\$3,500	\$12.43
Steps Dance Centre	\$33,996	\$2,833	\$7.55
Total Revenues	\$75,996	\$6,333	\$9.64

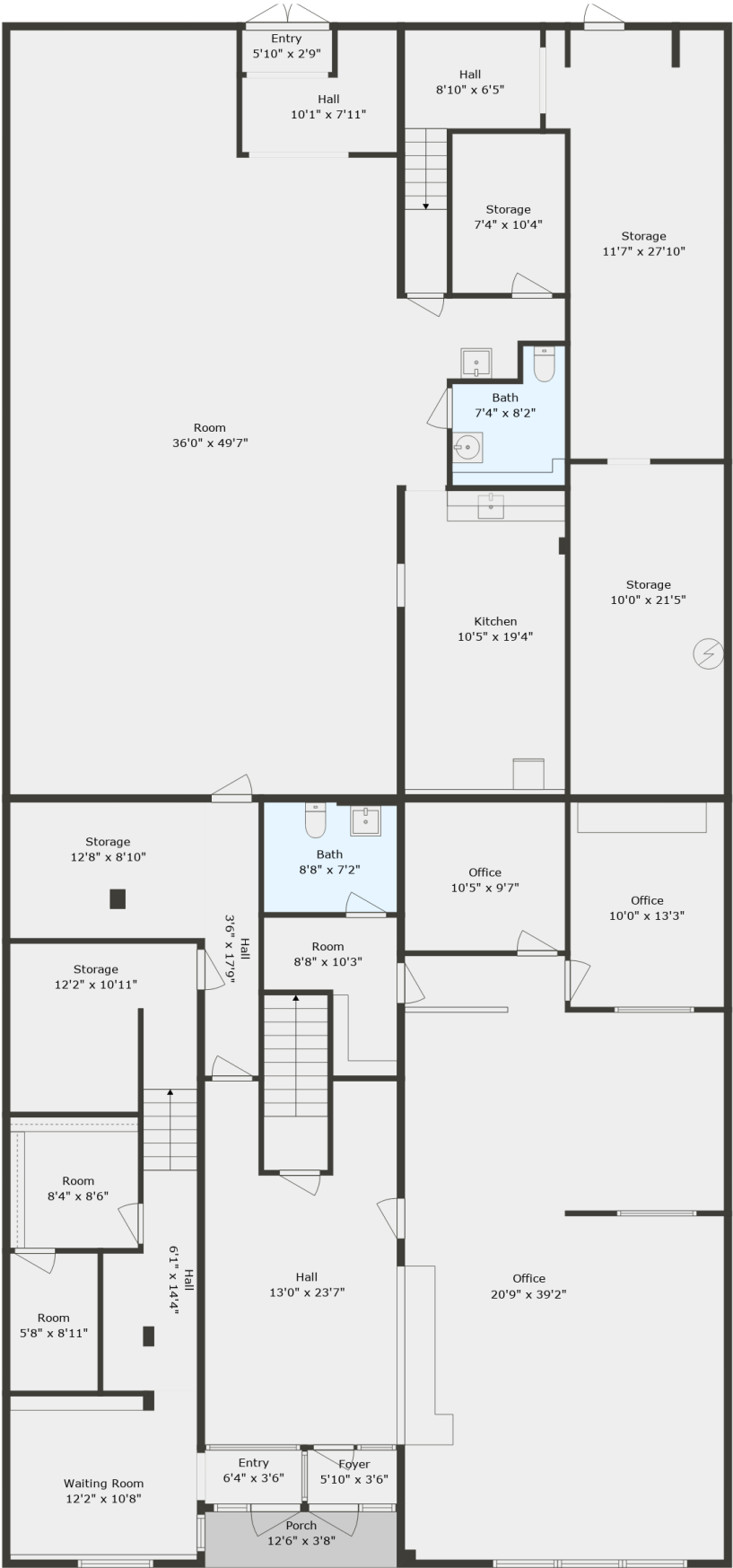
EXPENSES			
Property tax	\$8,714	\$726	\$1.11
Fortis Electric	\$3,418	\$285	\$0.43
Fortis Gas	\$4,225	\$352	\$0.54
Insurance	\$5,803	\$484	\$0.74
Water/sewer	\$754	\$64	\$0.10
Total Expenses	\$22,914	\$1,911	\$2.91

IN PLACE NET INCOME	\$53,083	\$4,422	\$6.74
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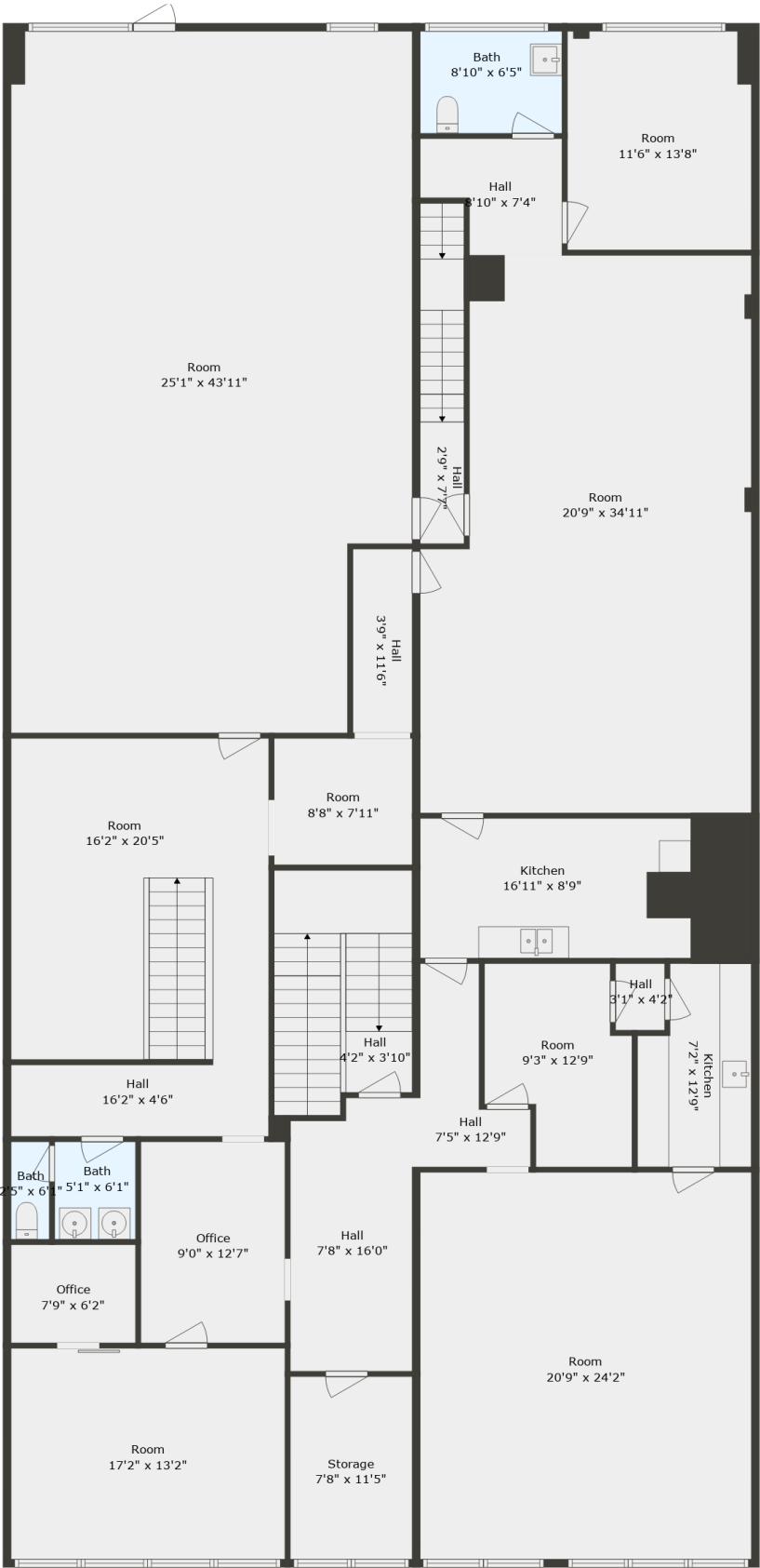
A summary of the property’s current “in place” net income is provided below. All expenses are paid by the landlord. Property taxes are estimated based on the 2025 property tax bill. Insurance is based on the 2024-2025 insurance bill. Water/sewer amounts is based on the annualized amount for the most recent monthly bill of \$64.45. Hydro/gas expenses reflect the actual amounts from the seller’s 2024 operating accounts. Steps Dance has one hydro bill that is paid directly, related to their heat pump system.



FLOOR PLANS



FLOOR 1



FLOOR 2



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BC Interior Real Estate Investment

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