

FOR SALE

818 18 STREET, FORT MACLEOD, ALBERTA

NEWLY BUILT • SINGLE-TENANT NNN LEASED INVESTMENT PROPERTY • 15-YEAR TERM



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CONFIDENTIALITY AGREEMENT

CROWSNEST HIGHWAY (11,000 VPD)

DOLLARAMA

Marcus & Millichap

- ✓ 15-YEAR TERM
- ✓ FIVE-YEAR RENT STEPS
- ✓ PRICE: \$3,960,000
- ✓ 6.00% CAP RATE

OPPORTUNITY

We are pleased to present the opportunity to acquire 818 18 Street, Fort Macleod, Alberta (the “Subject Property”). The Subject Property features a newly constructed 10,105 SF single-tenant building situated on a 0.76-acre site, and is 100% secured by strong corporate covenant, Dollarama LP, on a triple-net (“NNN”) lease, providing minimal landlord responsibilities. The investment is secured by a 15-year initial lease term with multiple renewal options, offering long-term, stable cash flow.



PROPERTY HIGHLIGHTS



Newly Built: Freestanding, newly constructed 10,105 SF single-tenant building situated on a 0.76-acre site, offering effectively zero near-term capital expenditure requirements.



Corporate Covenant: 100% leased to Dollarama LP, backed by one of the most familiar retail brands in the country and structured with minimal landlord responsibilities.



Long-Term Lease: New 15-year initial lease term with built in rental rate escalations and multiple renewal options, providing secure, long-term cash flow.



Strategic Location: Located at the corner of 18 Street and Crowsnest Highway (Highway 3), with exposure to approximately 11,000 vehicles per day (“VPD”). The property benefits from highway traffic passing through Fort Macleod, is directly across from the city’s largest grocer, and features approximately 146 feet of frontage along Highway 3.

TENANT HIGHLIGHT



Dollarama is one of Canada’s largest value retailers, offering a broad assortment of everyday consumer goods at low, fixed price points. Founded in 1992 and headquartered in Mount Royal, Québec, the company has a market capitalization of approximately \$54 billion CAD and operates more than 1,600 stores nationwide. Dollarama has announced plans to expand to 2,200 locations across Canada by 2034 and, in support of this growth, is developing a [second logistics hub](#) in the Calgary, Alberta region, expected to be operational by the end of 2027.

SALIENT DETAILS

Address:	818 18 Street, Fort Macleod, Alberta
LINC:	0038953634
Legal Description:	Plan 2111554 Block 19 Lot 3
Occupancy:	100%
Zoning:	Commercial General (CG)
Site Size:	33,092 SF (0.76 Acres)
Environmental:	Phase I ESA available upon execution of the Confidentiality Agreement.
Tenant:	 Dollarama LP
Rentable Area:	10,105 SF
Basic Rent Schedule:	Years 1-5: \$23.50 PSF Years 6-10: \$25.50 PSF Years 11-15: \$27.50 PSF
Renewal Options:	3 x 5 Years*
Lease Term:	15 Years
NOI (April-2026):	\$237,468
Cap Rate:	6.00%
Sale Price:	\$3,960,000 (\$392 PSF)

*Renewal 1: \$29.50 PSF; Renewal 2: \$31.50 PSF; Renewal 3: Fair Market Rent

818 18 STREET, FORT MACLEOD, ALBERTA



PROPERTY PHOTOS



MARKET OVERVIEW

Fort Macleod is Southern Alberta’s crossroads market where connectivity, affordability, and commercial momentum converge. Strategically positioned at the junction of Highway 2 and Highway 3 (Crownsnest Highway), the Town sits approximately 30 minutes from Lethbridge and less than two hours from Calgary, offering direct access to major labour, consumer, and supply chain nodes while maintaining a highly competitive cost base. Fort Macleod had an estimated population of approximately 3,794 residents in 2024 and functions as a regional service centre supported by agriculture and agri services, manufacturing, transportation, public sector employment, and tourism. With strong highway exposure and growing interest from necessity based retailers, the market is well positioned for convenience oriented and service commercial development supported by both local demand and steady pass through traffic.



Fort Macleod is a growing Southern Alberta regional hub, experiencing approximately 17.4% population growth since 2020. The Town also supports an average household income of \$78,986 and is projected to see an additional 10.3% population increase by 2030.



Major employer led capital investment, including a \$28.5 million manufacturing expansion, reinforces long term employment and economic stability.



Essential retail and service demand is strengthened by steady local spending and consistent highway stop in traffic, supporting convenience, quick service food, and value oriented operators.



Diversified economic base supported by manufacturing and construction, agriculture and agri services, transportation, public services, and tourism, providing year round demand drivers.

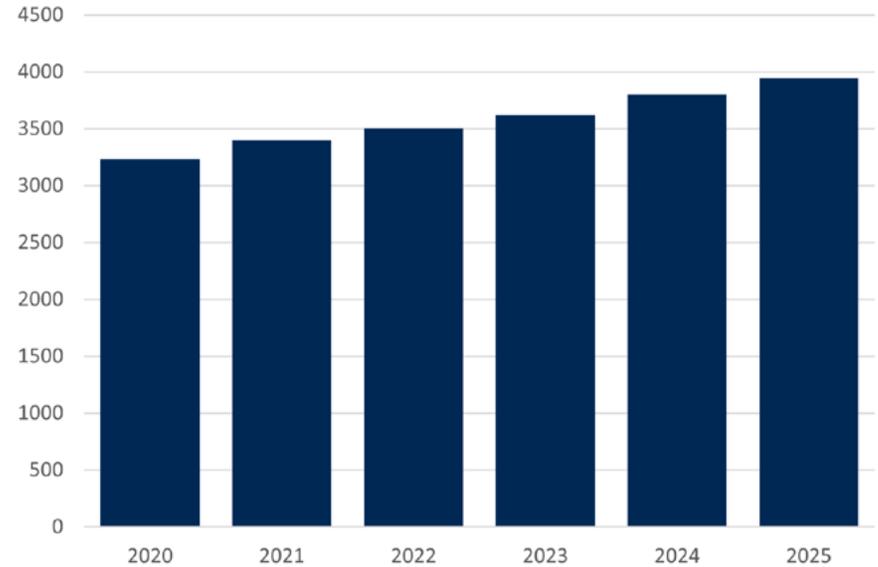


Crossroads connectivity at Highway 2 and Highway 3 delivers exceptional regional access and efficient distribution reach across Southern Alberta.



Employer-led capital investment: Structural Truss Systems’ \$28.5 million manufacturing expansion reinforces Fort Macleod’s role as a regional employment centre, adding modern industrial capacity and supporting long-term demand for service commercial and employment-oriented uses.

FORT MACLEOD POPULATION GROWTH



*Source: Government of Alberta, Regional Dashboard (Fort Macleod, Population Estimates), 2020–2024.

SURROUNDING CONSIDERATIONS



DRIVE TIME FROM SUBJECT PROPERTY 🚗

City	Distance	Time
Lethbridge	48 km	30 Min
Calgary	175 km	1 Hr 50 Min
Medicine Hat	215 km	2 hr 15 Min



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