

OPPORTUNITY

We are pleased to present the opportunity to acquire 232 Bridge Street, Princeton, B.C. (the "Subject Property"). The Subject Property is anchored by Shoppers Drug Mart under a triple-net lease structure, offering secure and predictable income backed by a strong corporate covenant. Shoppers has operated at this location since 2009 and has recently exercised a five-year renewal, underscoring their long-term commitment to this site as a key location within the community.

SALIENT DETAILS

| Address: | 232 Bridge Street, Princeton, B.C. |
|-----------------------|--|
| PID: | 024-644-021 |
| Legal Description: | LOT 2, PLAN KAP65772, DISTRICT LOT 706, YALE DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP69510 |
| Year Built/Renovated: | 1956/2020-2025 |
| Site Size: | 0.47 Acres* |
| Leasable Area:** | Ground (Shoppers Drug Mart): 6,866 SF Second Floor (Lunch & Garbage Space): 308 SF Second Floor (Residential): 684 SF Total: 7,858 SF |
| Lease Expiry: | Shoppers Drug Mart: 30-Sep-2030 Residential: Month-to-Month |
| Environmental: | Phase I ESA available upon execution of the Confidentiality Agreement. |
| NOI: | \$166,781 / annum |
| Price: | \$2,570,000 (\$327 PSF) |
| Cap Rate: | 6.5% |



HIGHLIGHTS



Anchored by Shoppers Drug Mart, Canada's largest pharmacy retailer, under a five-year triple-net lease running through September 30, 2030.



Close to \$1 million in capital expenditures over the past five years, including work related to HVAC, roof, foundation, and a 700 SF subgrade storage area.



 $Includes\ additional\ second-floor\ residential\ unit\ providing\ additional\ rental\ income.$



Shoppers Drug Mart is operating under a carefree, triple-net (NNN) lease, offering investors stable, passive income with minimal landlord obligations.



Princeton location featuring excellent visibility, ample surface parking, and registered easements providing Shoppers Drug Mart with access and parking rights on the adjoining BC Liquor property.



The Subject Property is positioned on a prominent retail block along Bridge Street, which comprises the primary commercial node for Princeton. In addition to Shoppers Drug Mart, the immediate area features the town's only full-service grocery store (Save-On-Foods), BC Liquor, financial services (CIBC), the post office, and the public library.



Shoppers Drug Mart is Canada's leading pharmacy retailer with more than 1,300 pharmacistowned locations across the country. In 2014, Shoppers Drug Mart was acquired by Loblaw Companies Limited, Canada's food and pharmacy leader, with a market capitalization of over \$68 billion CAD and over 221,000 employees.

^{*}BC Assessment.

^{**}Buyers to confirm measurements

PROPERTY PHOTOS













PRINCETON

Princeton, B.C. is located at the junction of Highway 3 (Crowsnest Highway) and Highway 5A, serving as a key service hub in southern British Columbia. With a local population of over 3,000, the community supports steady demand for daily-needs retail such as pharmacy, grocery, fuel, and quick-service restaurants, in addition to capturing regional traffic along Highway 3 connecting the Lower Mainland with the Okanagan and Interior.



Strategic location at junction of Highway 3 & 5A, major east-west trade and travel corridor.



Average Household Income of \$99,308



Population Growth (2019-2024): 2.7%



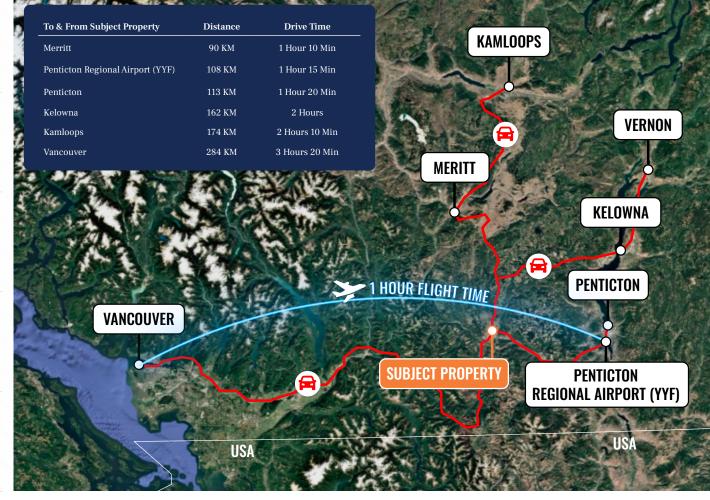


Located in the Okanagan, this regional trade area serves over 3,000 local residents, with access to significant highway traffic and a broader regional population of approximately 255,130 people.

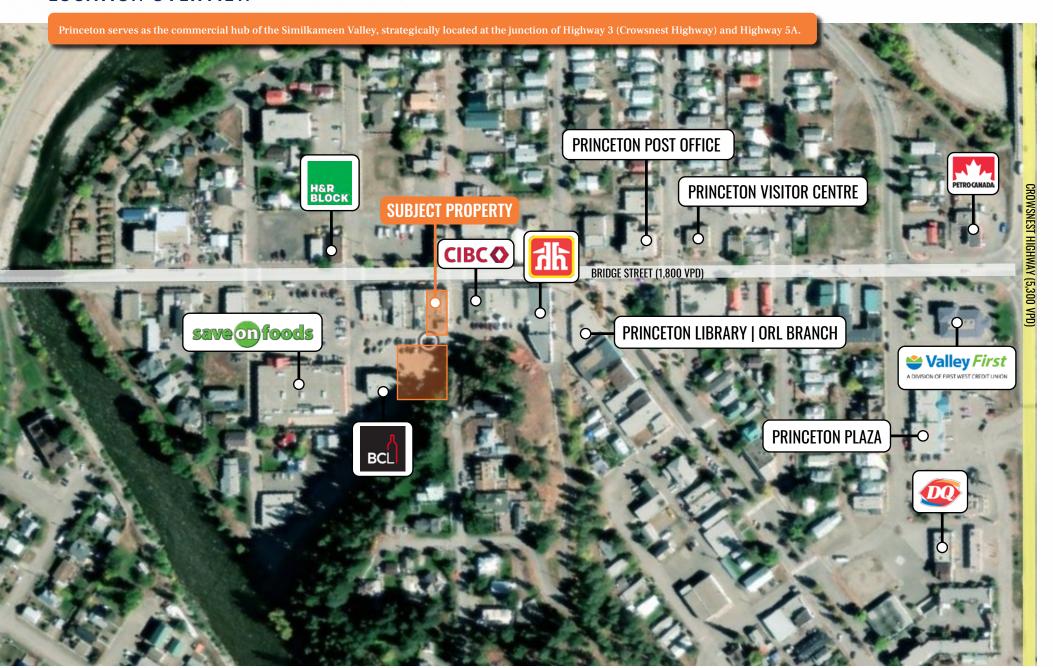


Key Industries:
Mining, forestry, ranching, tourism





LOCATION OVERVIEW



Marcus & Millichap

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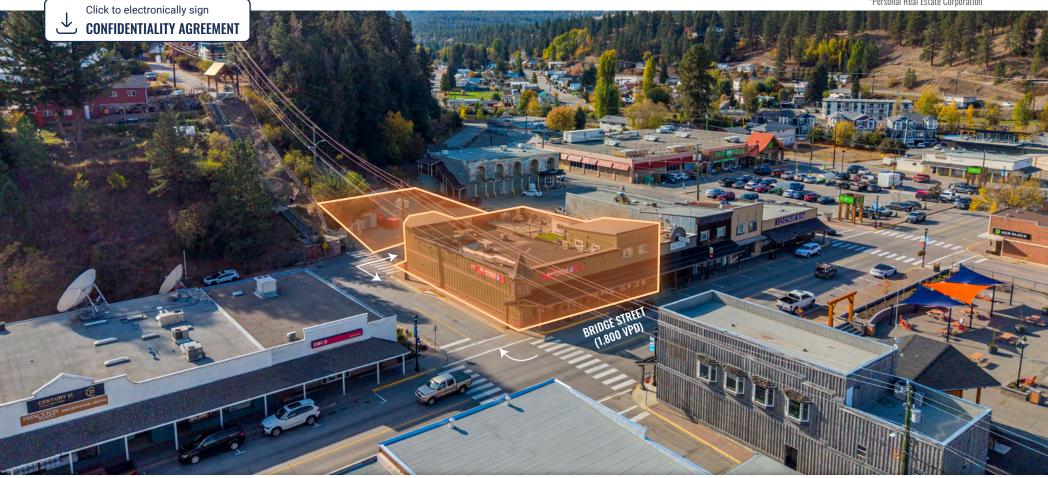
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