

FOR SALE



301 11 AVENUE EAST, KINDERSLEY, SASKATCHEWAN

SINGLE-TENANT GAS BAR & C-STORE

LONG TENANT TENURE • STRONG CORPORATE COVENANT • PRICE: \$1,115,000 • CAP RATE: 6.39%



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OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire 301 11 Avenue East, Kindersley, Saskatchewan (The “Subject Property”). The Subject Property represents a stable, freestanding single-tenant property tenanted by 7-Eleven Canada, Inc., successfully operating at this location since 1989. The tenant is operating on a net lease with minimal landlord responsibilities.

TENANT OVERVIEW



7-Eleven is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese company Seven & I Holdings, though its subsidiary, Seven-Eleven Japan Co., Ltd. Founded in 1927, the chain now has over 84,000 locations world wide with a market of over \$41.8 billion as of February 2025.

SALIENT DETAILS

Address:	301 11 Avenue East, Kindersley, Saskatchewan
Parcel Number:	119706802
Legal Description:	Lot 33-Blk/Par 76-Plan 68S04140 Ext 0
Zoning:	C3 - Highway Commercial District
Lot Size:	+/- 37,026 SF / 0.85 Acres
Rentable SF:	+/- 3,000 SF
Tenant:	7-Eleven Canada, Inc.
Renewal Options:	1 x 5 Years*
NOI:	\$73,540
Askig Price:	\$1,150,000
Cap Rate:	6.39%

*At Fair Market Rents

301 11 AVENUE EAST

HIGHLIGHTS



Net Lease - The Subject Property is secured on a long-standing net lease, providing a landlord with a secure investment requiring minimal responsibility. The tenant is fully responsible for property taxes, and maintenance, making this a carefree investment for the landlord.



Proven Tenant Tenure - The tenant, 7-Eleven Canada, Inc., has been successfully operating at the Subject Property since 1989, demonstrating strong operational history and a sustained demand for the location. This long-term presence underscores the site’s strategic value.



Corporate Covenant - Secured by 7-Eleven Inc. The Subject Property is secured by corporate tenant, 7-Eleven Canada, Inc., a global leader in the convenience store sector, with over 84,000 locations worldwide and a market value exceeding \$41.8 billion (as of February 2025).



Central Location with Traffic Exposure - Positioned on 11th Avenue with direct frontage on Saskatchewan Highway 7, the Subject Property benefits from visibility and easy access. Located at the trafficked intersection of 2 Street SE and 11 Avenue E, the Subject Property captures vehicular exposure, making it accessible to residents, commuters, and passersby.



Strong Fuel Volume - Fuel volume data for the past three years will be provided upon execution of a Confidentiality Agreement.



Environmental Liability - The tenant assumes responsibility for all environmental matters and risks associated with the Subject Property. Recent environmental reports will be provided upon execution of a Confidentiality Agreement.

LOCATION OVERVIEW

Kindersley, located in west-central Saskatchewan, is a key service center **200 km southwest of Saskatoon and 65 km east** of the Alberta border. The town's economy is driven by agriculture, oil, and natural gas, with agriculture being the primary sector. Positioned along Highway 7, connecting Calgary to Saskatoon, Kindersley serves both local and regional industries, providing essential services to surrounding agricultural and industrial operations. While agriculture remains central to its economy, the town has diversified through oil and gas production to the north, further strengthening its role as a hub for the resource-rich west-central region.



Location: Central access via Highway 7, connecting it to major Saskatchewan and Alberta cities.



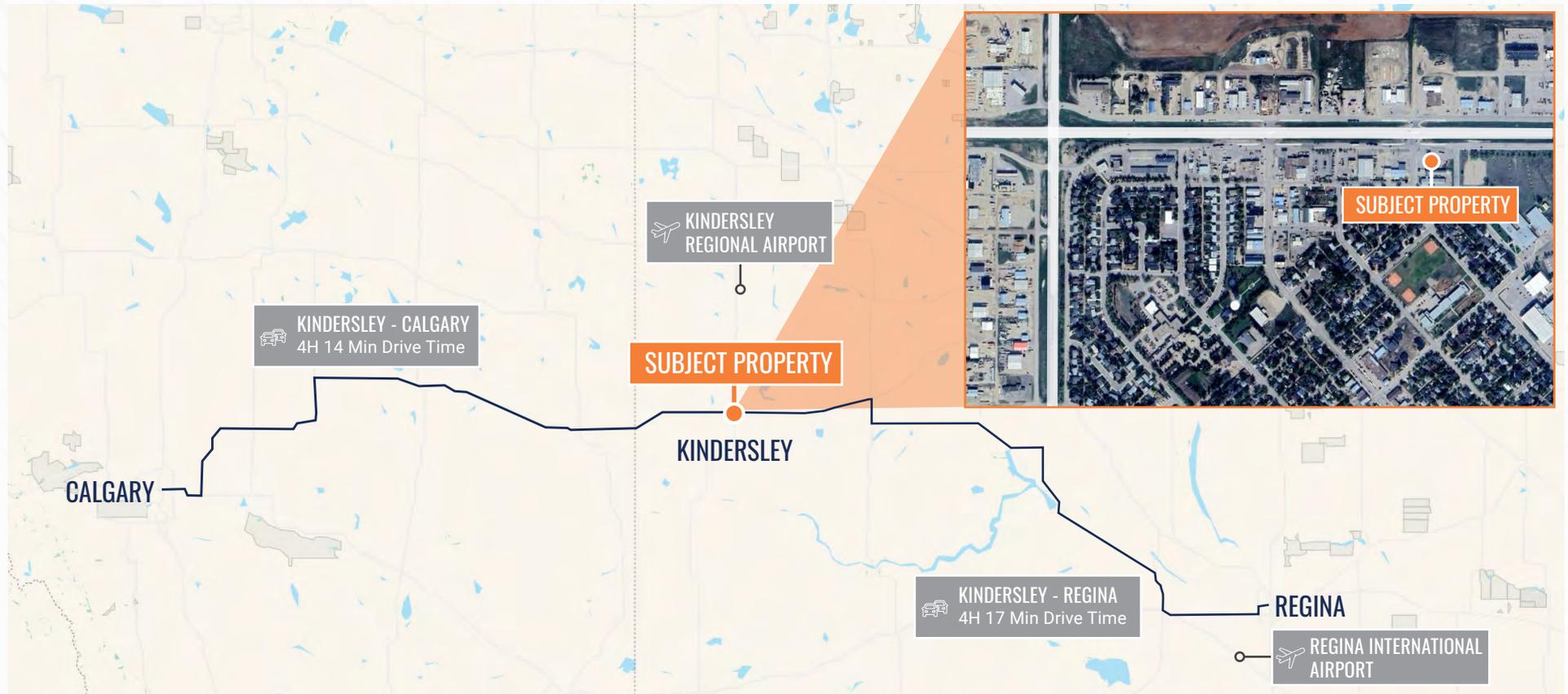
Population: Home to ~5,000 people, 11,248 people (45 minute drive-time radius)



Economic Base: Primarily agriculture and oil & gas, both of which are key to the town's economic stability.



Average Household Income: \$106,702.16 (45 minute drive-time radius)



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