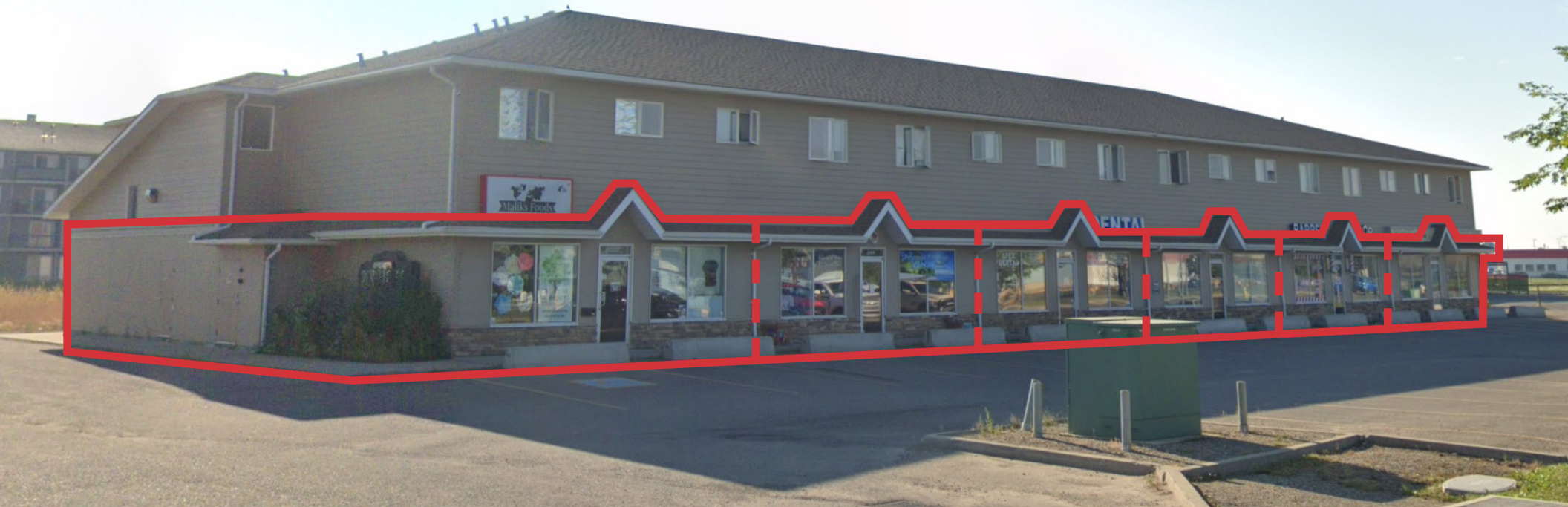


**FOR SALE**  
Individual Strata Units



9125, 9127, 9129, 9131, 9133 & 9135 96A Street, Fort St. John, BC

**Danny Su**

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**NAI**Commercial

**LEE &  
ASSOCIATES**

## Salient Details

### Civic Address

9125, 9127, 9129, 9131, 9133 & 9135  
96A Street, Fort St. John, BC V1J 6X6

### PID

026-593-165

### Zoning

General Commercial (C-3)

### Year Built

2006

### Total Site Size

0.96 Acres

### Strata Unit Sizes

9125 96A St	1,925 SF	<b>SOLD</b>
9127 96A St	1,925 SF	
9129 96A St	1,925 SF	
9131 96A St	1,925 SF	
9133 96A St	1,617 SF	
9135 96A St	2,233 SF	

## 9125 – 9135 96A Street, Fort St. John, BC

### Opportunity

NAI Commercial & Lee & Associates are proud to present for sale an opportunity to acquire individual retail strata units located at 9125 – 9135 96A Street, Fort St. John, BC (“the Subject Properties”). This unique offering is ideal for first-time investors or owner-users, allowing the flexibility to purchase a single strata unit with a turnkey tenant or operate a single unit independently.

### Investment Highlights

- ▶ Investor Opportunity
- ▶ Owner-User Opportunity
- ▶ Vendor Financing Available
- ▶ Various tenants all on net leases
- ▶ Close proximity to Hwy 97
- ▶ Long term & short term tenancies

### The Property

The Subject Properties have been stratified into six individual strata units. The retail units range from 1,925 SF to 2,233 SF. Five of the retail units are leased to a variety of tenants with different lease terms, while the remaining one is vacant.

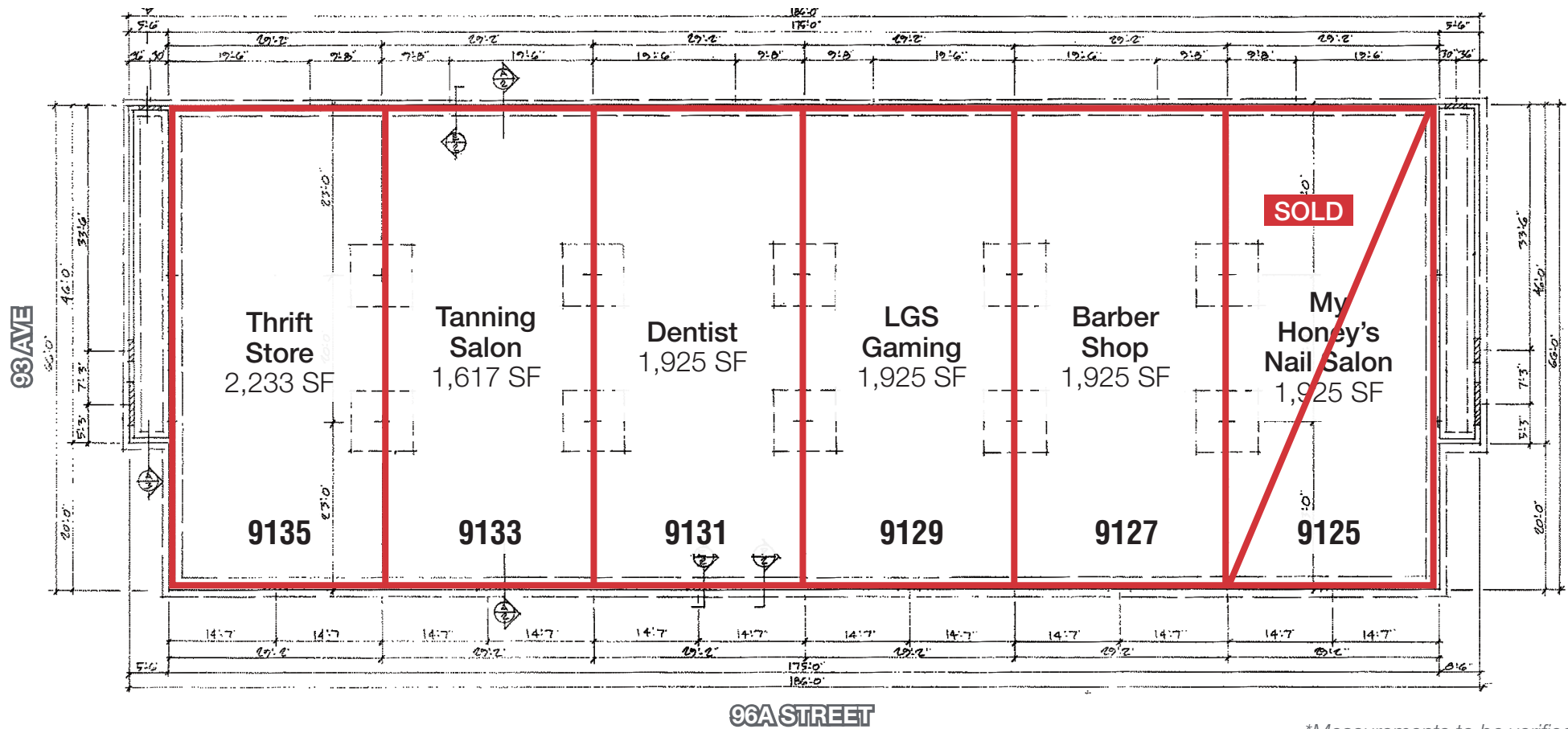
The strata units front on 96A Street, across from Totem Mall, the largest mall in Fort St. John. Less than half a kilometre away from Highway 97. Hwy 97 runs the entire length of BC from the Yukon down to the US border.

### Location Overview

Fort St. John, the largest city in the northeastern region of British Columbia, Canada, has a strong association with the oil and gas industry, which has been a significant driver of its local economy. Fort St. John’s strategic location near abundant natural gas reserves in the Montney Formation has made it a hub for oil and gas exploration, development, and related services. Despite its industrial focus, Fort St. John also serves as a vital hub for surrounding communities, providing services, amenities, and opportunities for its approximately 21,000 residents and servicing a population of approximately 69,000 people. With its strategic location, natural beauty, and dynamic atmosphere, Fort St. John is a prominent and thriving urban center in the northern region of British Columbia, playing a key role in the economic and social activities of the area.



Building Plan



## Pricing

Units	Size (SF)	Pricing	Cap Rate
9125	1,925	\$599,000	<b>SOLD</b>
9127	1,925	\$599,000	5.30%
9129	1,925	\$599,000	5.59%
9131	1,925	\$599,000	5.78%
9133	1,617	\$499,000	6.91%
9135	2,233	\$699,000	7.42%

## Tenancies

Tenants	Size (SF)	Lease Term	Renewal Options
9125 - My Honey's Nail Salon	1,925	N/A	5 x 5 <b>SOLD</b>
9127 - Ali Makwi - Barber Shop	1,925	Jan 1, 2024 - Dec 31, 2033	5 x 5
9129 - LGS Gaming Store	1,925	Apr 1, 2025 - Mar 31, 2028	5 x 5
9131 - Dentist	1,925	Aug 1, 2023 - July 31, 2028	5 x 5
9133 - Tanning	1,617	Oct 1, 2021 - Sep 30, 2026	3 x 5
9135 - Thrift Store	2,233	Jan 1, 2026 - Dec 31, 2028	5 x 5

**NAI**Commercial

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Travelling to	Drive Time	Flight Time
Prince George, BC	4h53m	4h
Kamloops, BC	10h45m	3h40m
Vancouver, BC	14h9m	1h40m
Edmonton, AB	6h46m	3h35m
Calgary, AB	9h23m	1h45m

### BUSINESSES AND SERVICES WITHIN A 2-10 MINUTE DRIVE

- Booster Juice
- Walmart Supercentre
- Tim Hortons
- Holiday Inn Express
- Thre premium barbershop
- Starbucks
- Dollarama
- Winner's
- Shell
- Medicine Centre
- Panago Pizza
- The Butcher's Block
- Miiko Sushi
- A Perfect Nail & Spa
- Mobil 1 Lube Express
- McDonald's

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