



**MR MIKES**  
SteakhouseCasual™

ACE LIQUOR  
DISCOUNTER

**LUBE**  
CITY®

# Horizon Travel Centre & Pad Sites

2248 - 50 Street, Drayton Valley, AB

**AVISON  
YOUNG**



**100%**

Occupied

**10,886**

Square Feet

**4.19**

Weighted Average  
Lease Term

**1.65**

Acres of Serviced  
Development Land

## The opportunity

Avion Young is pleased to present the exclusive opportunity to acquire a 100% interest in the **Horizon Travel Centre & Pad Sites** (the "Property").

Horizon Travel Centre is a newly constructed retail centre anchored by Mr. Mike's, Ace Liquor, and Lube City. The Property is 100% occupied and has 10,886 square feet of net leasable area situated on 3.64 acres of land. There are two serviced and immediately developable pad sites that are 32,615 SF and 39,181 SF in size.

Located in Drayton Valley with prominent exposure to 50th Street, the Horizon Travel Centre benefits from strong traffic counts (4,400 vehicles per day in 2024) and excellent accessibility. Neighbouring properties include the Petro Canada fuel and convenience and the Best Western Plus All Suites which both help to draw traffic and customers to the Horizon Travel Centre. The two pad development sites allow an investor and developer to create future upside at the site.

**Asking Price: \$5,350,000**

## Investment highlights



### Location

- Excellent access and exposure to the main arterial road
- Average daily traffic counts of 4,400 vehicles per day northbound on 50th street (2024)
- Benefits from the traffic draw of both the Petro Canada and the Best Western Plus All Suites



### Upside Potential

- Two pad sites of 32,615 SF and 39,181 sf are immediately developable
- Opportunity to bring new tenants to the site and increase yield



### Attractive Investment Metrics

- 100% occupied
- Long term leases in place with strong covenants

# Property details

Horizon Travel Centre & Pad Sites

## Municipal Address

2248 - 50 Street, Drayton Valley, AB

## Legal Description

Plan 1420147, Block 3, Lots 6-10

## Year 1 Net Operating Income

\$384,755

## Weighted Average Lease Term

4.19 years (April 1, 2025 start)

## Leasable Area

10,886 square feet

## Site Size

3.64 acres

## Parking Stalls

110

## Year Built

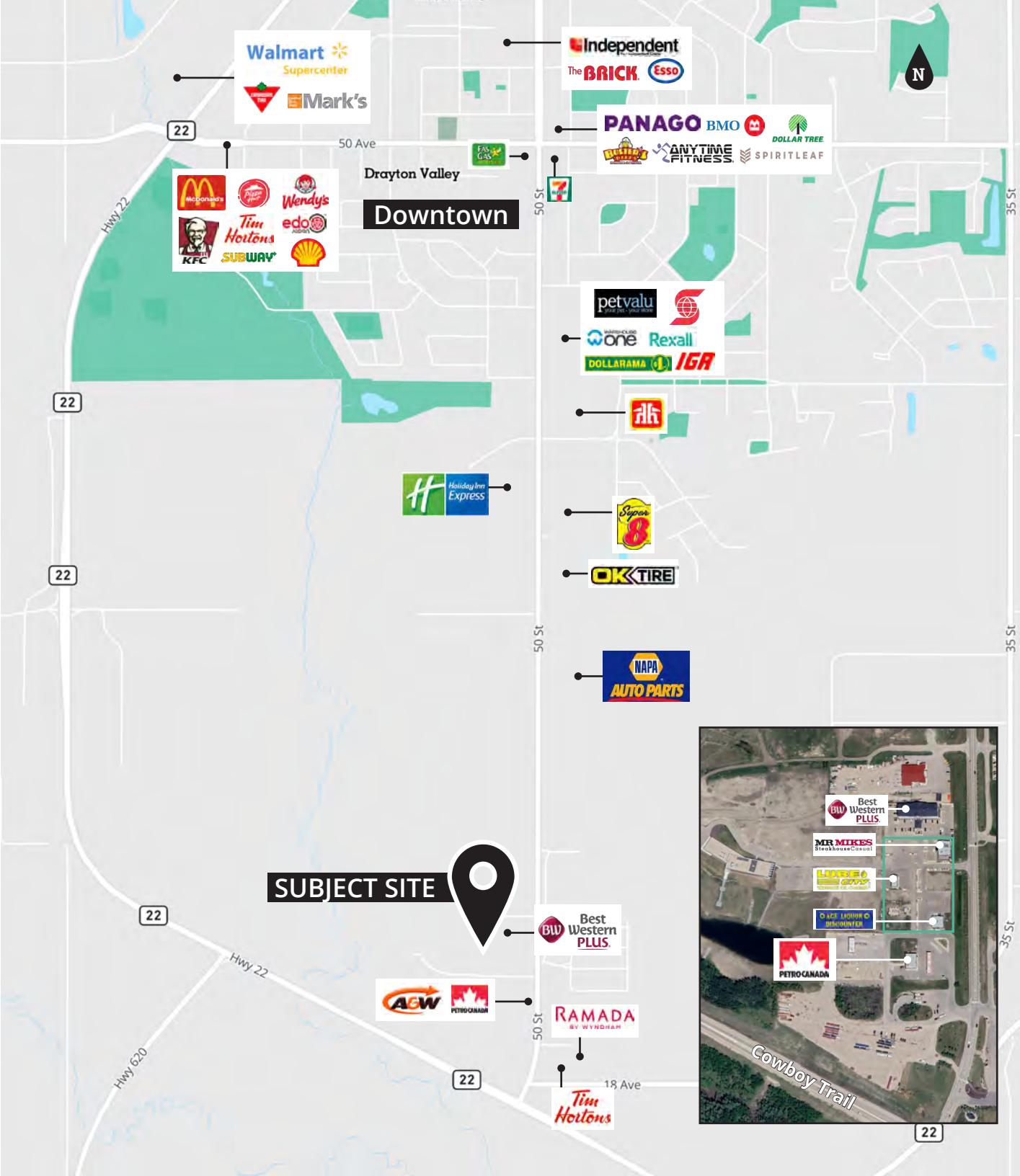
2015-2017

## Land Use/Zoning

C-GEN: Commercial, General District

## Property Taxes (2024)

\$60,419



## Location overview



### Accessibility

1 hr 15 Min	Drive from Drayton Valley to Edmonton International Airport
1 hr 35 Min	Drive from Drayton Valley to Edmonton
1 hr 53 Min	Drive from Drayton Valley to Red Deer



**7,907**

Population (2024)



**10.2%**

% Population growth (2024 - 2029)



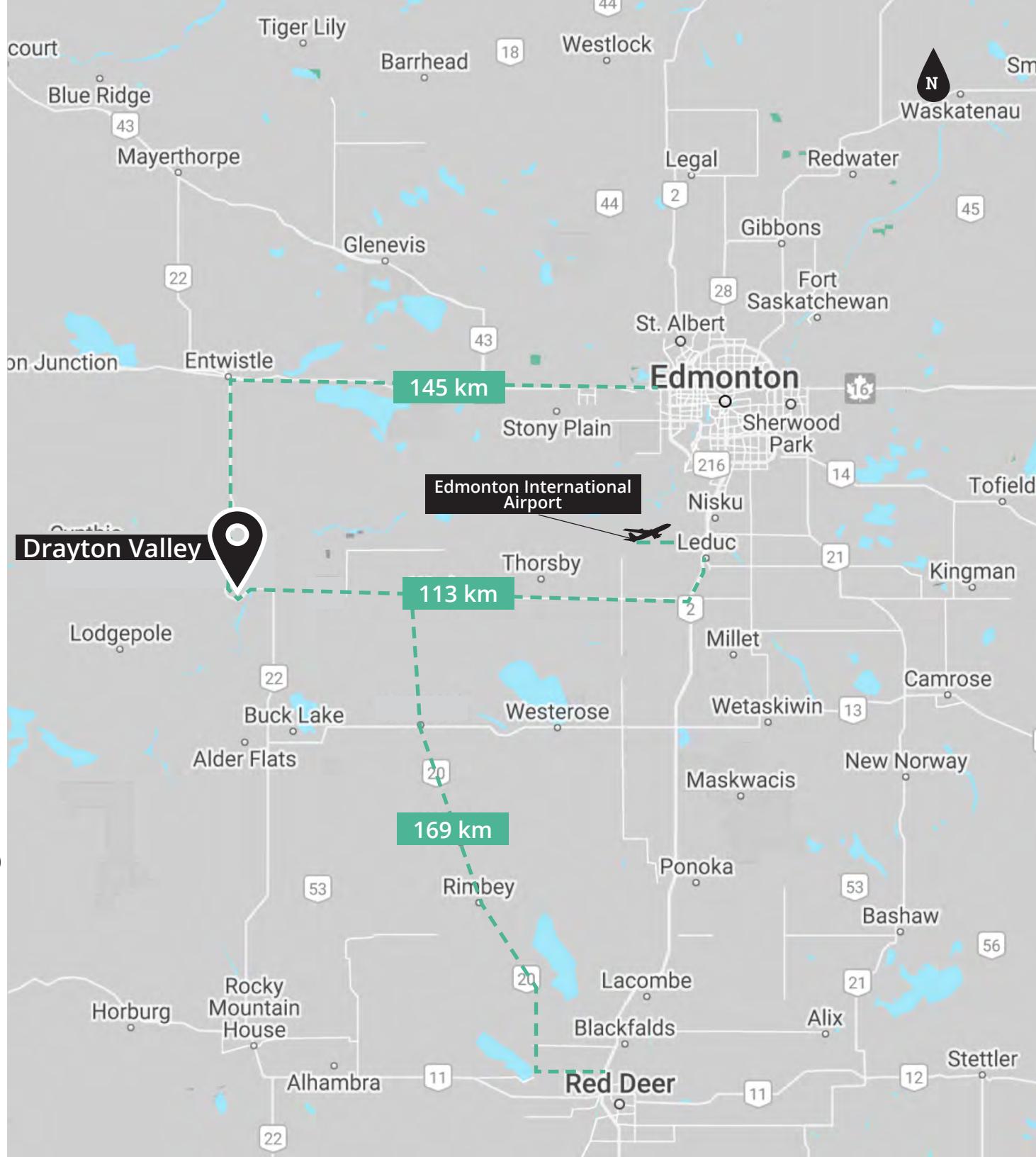
**\$95,907**

Average household income



**37.5**

Median age



# Tenancy summary



## Ace Liquor Discounter

<https://aceliquor.ca/>

Ace Liquor is wholly owned and operated by ALCANNA, a TSX listed company (TSX:CLIQ), is Canada's premier retailer of wine, spirits and beer operating stores in Alberta and British Columbia. ALCANNA's majority-owned subsidiary, Nova Cannabis Inc. (TSXV: NOVC), also operates cannabis retail stores in Alberta, Saskatchewan and Ontario. With approximately 1,800 employees and 250 liquor and cannabis retail outlets, ALCANNA is proud to be an Edmonton, Alberta-based organization.



## Mr. Mikes Steakhouse Casual

<https://mrmikes.ca/>

Established in 1960, Mr. Mikes is a casual dining chain which operates across Canada. The brand is owned by RAMMP Hospitality Brands Inc. with its headquarters in Burnaby, British Columbia. The restaurant aims to provide a low cost dining experience for families and friends. Mr. Mikes operates as a full-service restaurant and lounge that focuses on delivering a range of high-quality menu items with warm service.

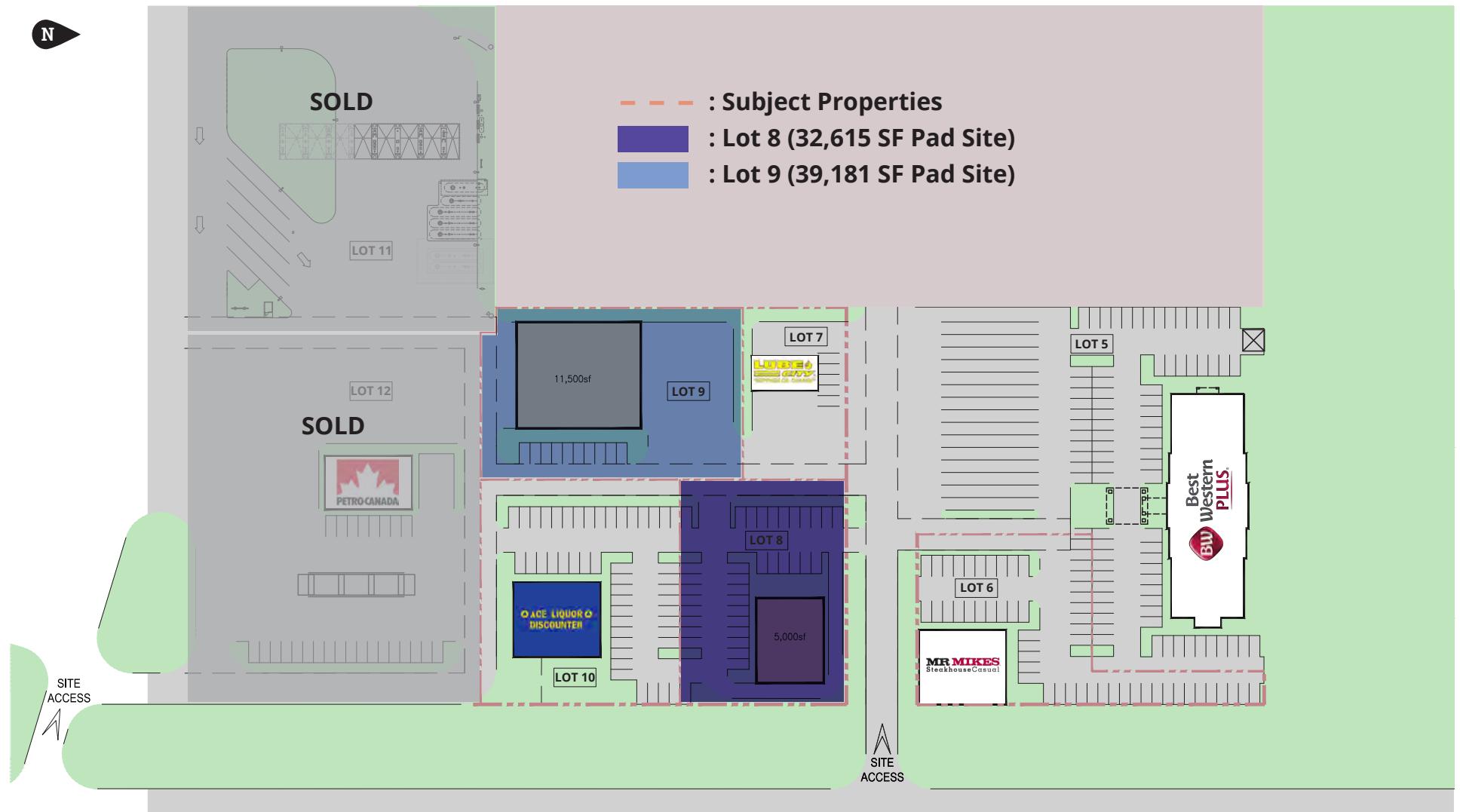


## Lube City

<https://www.lubecity.ca/>

Founded in 1960, Lube City is a family-owned and operated business. The family are involved "hands on" in the day to day operations. Lube City Express Oil Change currently has 27 locations. Lube City has approximately 200 employee and all locations are corporate stores that are privately owned and operated.

# Site plan





# Get in touch

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