

FOR SALE

Rexall

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101 BREMNER DRIVE, SHERWOOD PARK, AB

NNN REXALL WITH DRIVE-THRU



TRIPLE-NET ("NNN")



RARE DRIVE-THRU
ON 2.02 ACRE LOT



CORPORATE
COVENANT



STRONG EXPOSURE &
FRONTAGE (42,300 VPD)

Marcus & Millichap

OPPORTUNITY

Marcus & Millichap's Western Canada NNN Group is pleased to present 101 Bremner Drive, Sherwood Park, AB — a 2.02-acre** site improved with a 14,532 SF freestanding Rexall pharmacy fronting Baseline Road (42,300 VPD). Ideally positioned within a thriving commercial node, the property offers excellent visibility and access, surrounded by national retailers and just steps from the Bethel Transit Terminal — Strathcona County's primary transit hub. This location ensures steady consumer traffic and supports long-term tenant success. It is 100% leased to Rexall Pharmacies ULC on a landlord-favourable NNN lease, delivering secure, passive cash flow. Founded in 1904, Rexall's 120-year operating history and 400-store national footprint underscore the tenant's institutional-grade covenant.

SALIENT DETAILS

Municipal Address:	101 Bremner Drive, Sherwood Park, AB
Legal Description:	Plan 1120818 Block 207 Lot 5 Excepting Thereout All Mines And Minerals
LINC:	0034 678 060
Lot Size:	2.02 Acres**
Building Size:	14,532 SF (17% Site Coverage Ratio)
Parking:	+/- 80 Stalls (5.51 Parking Ratio)
Year Built:	2009
Zoning:	C2- Arterial Commercial
Assessed Value:	\$6,356,000
Tenant:	Rexall Pharmacies ULC ("Rexall")
Lease Expiry:	November 30, 2029
Renewal Options:	2 x 5 Years*
NOI:	\$547,473 (\$37.67 PSF)
Price:	\$7,800,000
Cap Rate	7.02%

*Fair Market Rent; Not Less Than Prior Year.

**Strathcona County Geographic Information System (GIS)

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INVESTMENT HIGHLIGHTS



Rarely available, high-profile single-tenant property featuring an active drive-through.



Rexall is operating on a carefree, NNN lease with minimal landlord responsibilities.



Lease secured by a strong corporate covenant, enhancing investment security.



Prime 2.02-acre corner site fronting Baseline Road (42,300 VPD) in Sherwood Park. Located immediately east of Edmonton, within the Edmonton Metropolitan Region.



Recent Phase I ESA available upon execution of confidentiality agreement.



Sherwood Park has a large surrounding population of 75,575 people, which is expected to grow by 11.4% by 2029.

LEASE ABSTRACT



TENANT	Rexall Pharmacies ULC
PREMISES	101 Bremner Drive, Sherwood Park, AB
RENTABLE AREA	14,532 SF
PROPORTIONATE SHARE	100%
TENANT SINCE	2009
CURRENT TERM	November 16th, 2009 – November 30th, 2029
FIXED NET RENT	01-Dec-2009 to 30-Nov-2014: \$31.00 PSF 01-Dec-2014 to 30-Nov-2019: \$34.25 PSF 01-Dec-2019 to 30-Nov-2029: \$37.67 PSF
RENEWAL OPTIONS	2 x 5 Years at the then-current market rental rate, but not less than the rate paid during the last year of the term being extended.
USE OF PREMISES	The Tenant will use the Premises only for the purpose of a variety, patent medicine, pharmacy, drug or other retail store (where not in conflict with any existing co-tenant) or medical office(s), and may include areas designated for a post office, bank machine, and lottery ticket sales operation.
REPAIR AND MAINTENANCE	Tenant is responsible, at its sole cost, for maintaining, repairing, and replacing all interior and exterior aspects of the Premises, including HVAC, electrical, mechanical systems, parking areas, drive lanes, curbing, landscaping, and signage.
STRUCTURAL & ROOF REPAIRS	Landlord to perform all structural repairs, maintenance and replacements including repair and replacement of the exterior walls, foundations, load bearing columns and beams, roof support structure and membrane.
LEASE TYPE	Net.
PROPERTY MANAGEMENT & ADMIN CHARGES	The Tenant shall assume direct responsibility for all aspects of the operation, maintenance, and repair of the Premises, including all buildings, lands, and signage associated with the Premises. If the Landlord is required to perform responsibilities which are those of the Tenant, then the Landlord shall be entitled to charge the Tenant an administration fee of 15% of the cost of the said work.

FINANCIAL SUMMARY

FINANCIAL SUMMARY (CY2025)	
Revenue	
Base Rental Revenue	\$547,473
Expense Recoveries	
(+) Insurance	\$3,317
(+) Property Taxes	\$92,447
Gross Income	\$643,237
Expenses	
(-) Insurance	(\$3,317)
(-) Property Taxes	(\$92,447)
Total Operating Expenses	(\$95,764)
Income (NOI)	\$547,473

Rexall TENANT OVERVIEW

Rexall Pharmacies ULC is one of Canada's leading pharmacy and health-and-wellness retailers, serving communities nationwide for over 120 years. As one of the country's largest drugstore banners, Rexall combines various services (prescription services, vaccinations, wellness products) with leading digital and virtual care tools, keeping it at the forefront of Canada's health sector, generating stable income for landlords.



Over 400 Locations



8,500 Employees



180 Communities Across Canada



MARKET OVERVIEW



SHERWOOD PARK



Population of 75,575



Population Growth of 11.1% since 2019, and is projected to grow 11.4% by 2029



Average Household Income of \$151,042



Major Industries: Oil & Gas Refining, Petrochemical and Hydrogen & Chemical

MARKET OVERVIEW

Sherwood Park is strategically positioned at the eastern edge of Edmonton, Sherwood Park is a key component of the Edmonton CMA and one of Alberta's fastest-growing urban communities. With a large population of 75,575, Sherwood Park is considered home to well over two-thirds of the residents within Strathcona County. Boasting a strong economy ripe for investment, the region has seen over \$9.0 billion worth of major projects completed, announced, or currently under construction. A large portion of this has been attributed to Refinery Row, the largest oil and gas refining cluster in Canada, located just West of Sherwood Park. The area is also home to the Bethel Transit Terminal, Strathcona County's central transportation hub, which sees over 1.27 million annual riders and draws significant foot and vehicle traffic to the surrounding area.

PROPERTY PHOTOS



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