

NEW PRICE
\$800K REDUCTION

FOR SALE
Westgate Plaza



12 Second Avenue South
Williams Lake, BC



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Salient Details

Addresses

12 Second Ave S; 49 Third Ave S;
59 Third Ave S; and 69 Third Ave S
Williams Lake, BC

Legal Address

Parcel 1 District Lot 71 Cariboo District Plan
31138; Lot 7, 8 & 9 Block 14 District Lot 71
Cariboo District Plan 1553

PID

005-225-710; 013-908-006;
013-907-913; 013-907-905

Zoning

C1: Town Centre Commercial

Lot Size

12 Second Ave S (Parcel 1)	1.307 Acres (56,932.92 SF)
49 Third Ave S (Lot 7)	0.20 Acres (8,712 SF)
59 Third Ave S (Lot 8)	0.20 Acres (8,712 SF)
69 Third Ave S (Lot 9)	0.20 Acres (8,712 SF)
Total	1.907 Acres (83,068.92 SF)

Building Size

Retail	36,632 SF
Office	6,603 SF
Total	43,235 SF

Number of Tenants

12

Current NOI

\$560,523

Cap Rate

8.07%

Asking Price

\$6,950,000



12 Second Avenue South Williams Lake, BC



Opportunity

NAI Commercial and Lee & Associates are proud to present a prime investment opportunity: a retail plaza situated in the core downtown Williams Lake located at 12 Second Ave S and with three parking lots at 49, 59 & 69 Third Ave S (the “Properties”). This stable, income-generating property is anchored by Canada Post, a long-term tenant, and features a diverse tenant mix including Pet Valu, Scotiabank, and other reputable local retailers, ensuring consistent foot traffic and broad customer appeal. With its strong tenant roster and strategic location, this offering is ideal for investors seeking long-term, reliable income and strong growth potential.

The Property

This exceptional investment opportunity features a 43,235 SF retail plaza along with three separately titled parking lots. The retail space includes approximately 36,632 SF of single-storey retail space, complemented by a second-storey office component of 6,603 SF. Strategically located in the heart of downtown Williams Lake, the property offers superb access, visibility, and ample parking, making it a highly attractive destination for businesses.

With 462 feet of prime frontage along Second Avenue South and Oliver Street, the property enjoys unparalleled exposure to both local shoppers and highway travelers. Its close proximity to Hwy 97 (Cariboo Hwy) and Hwy 20 (Chilcotin Bella Coola Hwy) further enhances accessibility, ensuring a consistent flow of traffic. This high-profile location makes it an ideal commercial hub, offering tenants excellent foot traffic and long-term business growth potential.



Williams Lake, BC

Williams Lake, a vibrant city in British Columbia's Cariboo Chilcotin region, is home to about 11,150 residents, with a broader trade area population of 25,120. Spanning 33 square kilometers, it serves as an economic hub for the surrounding communities across a 12,466-square-kilometer market area. The local economy is driven by industries such as forestry, mining, retail, and tourism, making Williams Lake a key service and employment center in the region. Through active economic development initiatives, the city promotes industrial and commercial growth, further solidifying its role as a thriving economic base.

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Investment Highlights



Anchored by Canada Post



Diverse Tenant Mix



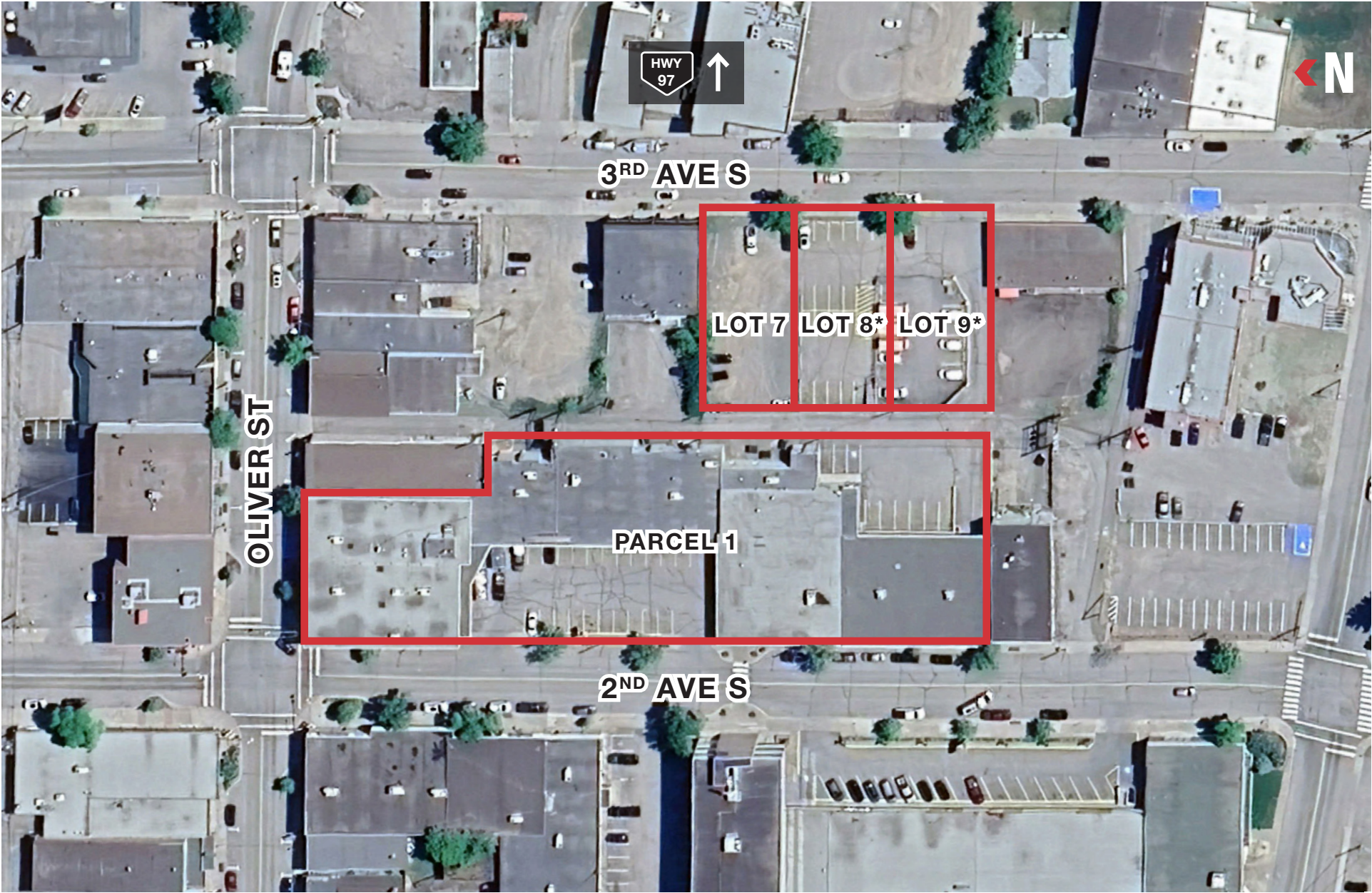
Ample Parking



Excellent Street-Front Exposure



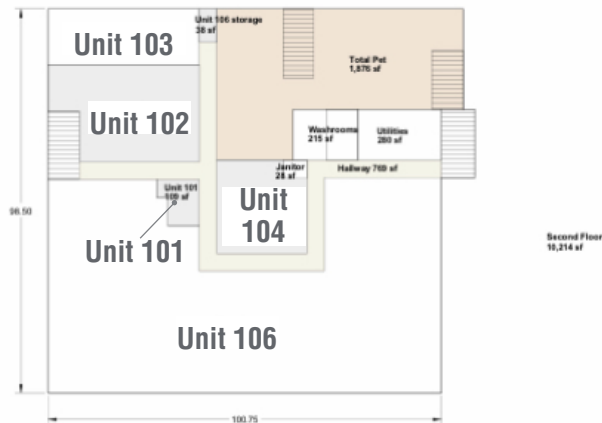
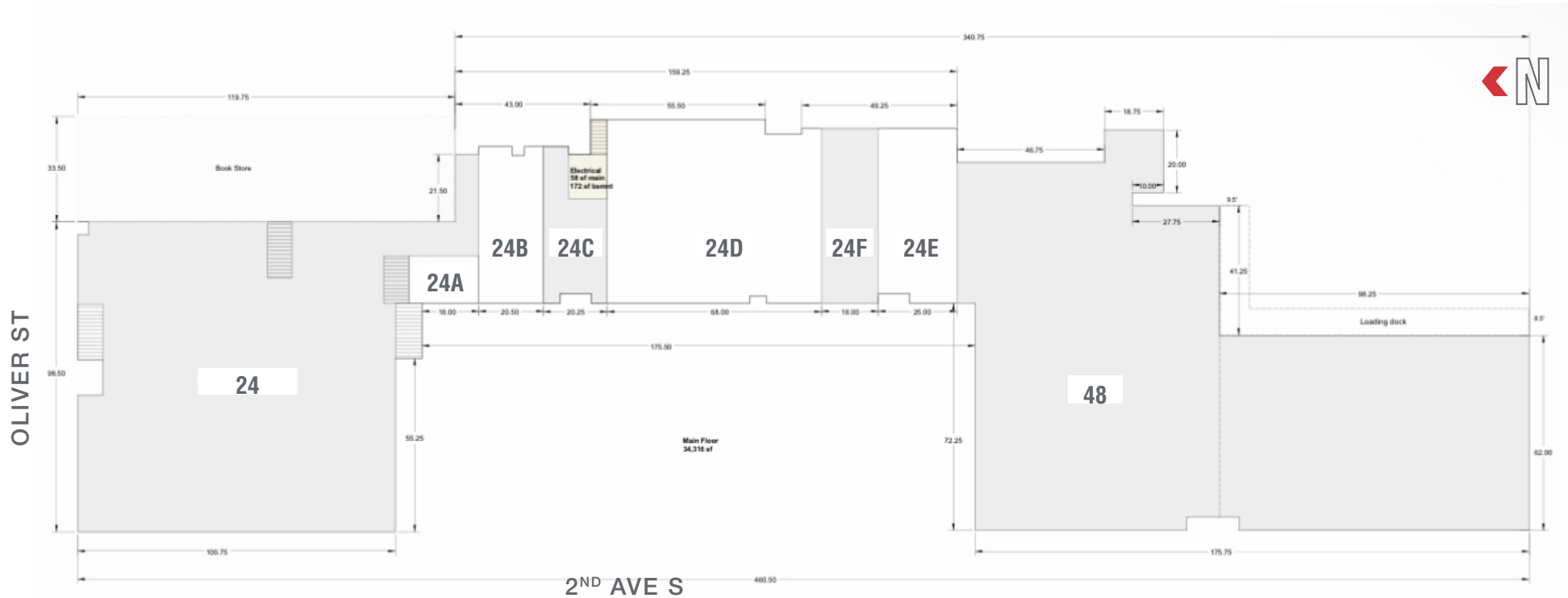
Close Proximity to Hwy 97



* Leased to Canada Post

Floor Plan

43,235 SF



Retail:

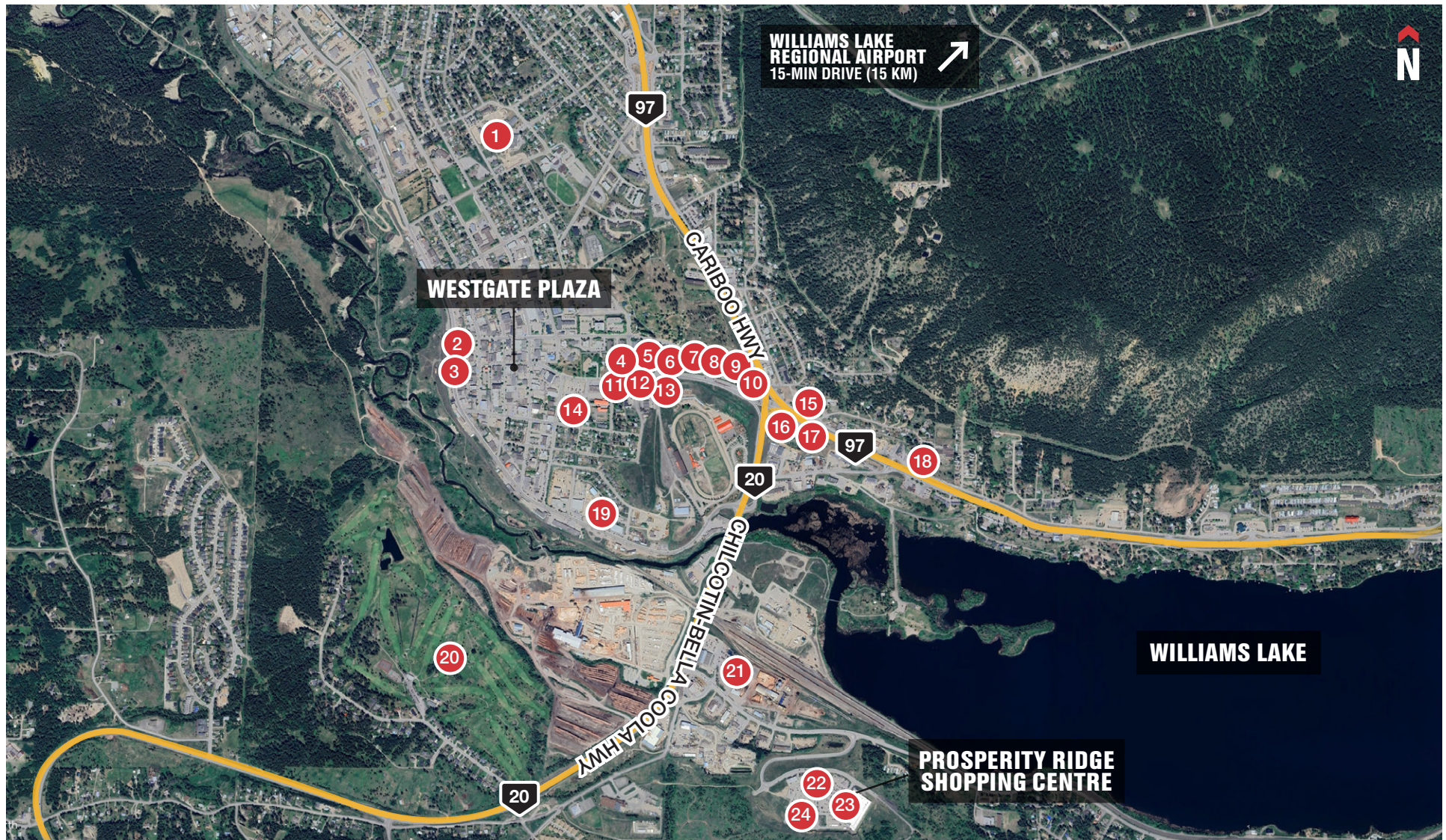
24	Total Pet, by Pet Valu
24A	Hair On Second
24B	Mulberry Lane
24C	B2B Beauty
24D	Bank of Nova Scotia
24E	Crosina Realty Ltd
24F	Kome Sushi
48	Canada Post

Office:

Unit 101	Vacant
Unit 102	William McGinnis Counselling
Unit 103	Parminder Kaur Counselling
Unit 104	Cindi Saj
Unit 106	Oliver/Garnett Law Firm

Tenant Summary

Unit	Tenants	Total SF	Lease Term	Renewal Options	Lease Type	Percentage Leased
Retail			Lease Term Information Available Upon Signed CA			
24	Total Pet, by Pet Valu Canada Inc.	9,750			NNN	32.15%
Upstairs	Total Pet, by Pet Valu Canada Inc.*	2,500				
24A	Hair On Second	350			Gross	0.93%
24B	Mulberry Lane	1,000			NNN	6.20%
24C	B2B Beauty	1,000			NNN	2.65%
Basement	B2B Beauty*	700				
24D	Bank of Nova Scotia	3,992			NNN	10.56%
	Bank of Nova Scotia - Signage					
24E	Crosina Realty Ltd	1,357			NNN	2.91%
24F	Kome Sushi	1,000			Gross	2.65%
48	Canada Post	14,983			NNN	39.65%
Total Retail		36,632				
	*Storage					
Office						
101	Vacant	126				0.33%
102	William McGinnis Counselling	850			Gross	2.25%
103	Parminder Kaur Counselling	600			Gross	1.59%
104	Cindi Saj	637			Gross	1.69%
106	Oliver/Garnett Law Firm	4,390			Gross	11.62%
Total Office		6,603				100.00%
Total		43,235				



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|------------------------------|---------------------------------|-----------------------|--------------------------------------|
| 1. Cariboo Memorial Hospital | 7. Starbucks | 13. Tim Hortons | 19. Home Hardware Building Centre |
| 2. Trail Tire Auto Centers | 8. Pizza Hut | 14. FreshCo | 20. Williams Lake Golf & Tennis Club |
| 3. Oliver Street Bar & Grill | 9. Dollarama | 15. Ramada by Wyndham | 21. Canadian Tire |
| 4. Sandman Hotel & Suites | 10. ON the RUN Charging Station | 16. A&W | 22. Winners |
| 5. Save-On-Foods | 11. Enterprise Rent-A-Car | 17. Tim Hortons | 23. Walmart Supermarket |
| 6. Petro-Canada | 12. Shoppers Drug Mart | 18. McDonald's | 24. Sport Chek |



Drive Times

Quesnel (119 km)	1H 30M
Prince George (240 km)	3H 05M
Kamloops (288 km)	3H 05M
Kelowna (445 km)	4H 50M
Vancouver (519 km)	6H 35M



Fly Times

Vancouver	1H 05M
Terrace	4H 45M
Calgary	5H 05M
Edmonton	5H 10M
Fort St. John	6H 05M



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