



**FOR SALE**

Retail Investment  
Opportunity in the Kootenays  
with a National Tenant

**101-C Aspen Drive, Sparwood BC**  
**Sale Price: \$3,220,000**  
**Cap Rate: 5.9%**

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<b>Civic Address:</b>	101-C Aspen Drive, Sparwood BC
<b>Legal Address:</b>	029-767-873; LOT A DISTRICT LOT 4589 KOOTENAY DISTRICT PLAN EPP57779
<b>Site Size:</b>	30,896 SF
<b>Improvements:</b>	Currently improved with a purpose built drive-thru building with patio. Tim Hortons is the tenant.
<b>Location:</b>	High-visibility, highway-adjacent location with straightforward access from both the regional corridor and local streets, making it one of the most convenient stops in Sparwood.
<b>Zoning:</b>	C-2 - Highway Commercial
<b>Lease Term</b>	Twenty (20) years with Ten (10) years remaining, lease rate escalations over the Lease term.
<b>Lease Rates:</b>	2026-2031: \$190,000 net per annum 2031-2036: \$205,000 net per annum