

HIGH TRAFFIC SINGLE TENANT TIM HORTONS WITH DRIVE THROUGH

PRICE REDUCED

FOR SALE

TIM HORTONS

2203 48 Avenue, Athabasca AB

Cushman & Wakefield Edmonton

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PROPERTY HIGHLIGHTS

- This property is on the Highway 55 corridor, the major east-west route which connects Slave Lake, Athabasca, Lac la Biche and Fort McMurray. Only 130 kms from Edmonton, this property is in the newer Whispering Hills area of Athabasca. Traffic draws in the area include Athabasca Healthcare Centre, Canadian Tire, Marks Work Wearhouse, Petro-Canada, Great Canadian Oil Change and UFA Card Lock. Hotels in the area include Super 8 and Days Inn.
- The Whispering Hills residential development area also includes the County of Athabasca Administration office, Aspen View Public School, Whispering Hills Primary School, the RCMP Detachment and several churches.

This 2,700 SF Tim Hortons (their only location between Slave Lake and Fort McMurray) shares the site with Boston Pizza and features a double drive-thru.



PROPERTY DETAILS

MUNICIPAL ADDRESS

2203-48th Avenue, Athabasca, AB

LEGAL DESCRIPTION

Plan 1721001, Block 1, Lot 2

TENANT

TDL Group Corp

PRICE

\$2,875,000

CAP

6.33%

- Strong franchisee operator with multiple Tim Hortons locations and strong operating history
- The Tenant opened in 2016 and will be entering its 6th year of tenancy in 2022, which includes a contractual increase in rent
- After the ten year term, there are two 5 year renewals at fixed renewal rates



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