

INVESTMENT SALE

ALBERTA CIRCLE K PORTFOLIO

**LONG TERM LEASES
STRONG COVENANT**

WHITCOURT, SLAVE LAKE

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SUPPLY PARTNER:



FREE-STANDING CIRCLE K'S PORTFOLIO WITH ESTABLISHED RESTAURANTS



PORTFOLIO HIGHLIGHTS



Stable long term cash flow



Concrete block construction



Rent Increases



Drastically Below Replacement Cost



Same owner for 30 years

Cushman & Wakefield Edmonton is pleased to present a rare opportunity to acquire a portfolio of well-located Circle K (Alimentation Couche-Tard Inc.) including investment properties across Alberta, with sites in Whitecourt and Slave Lake. Each property is strategically positioned in high-traffic areas within their respective markets and is tenanted by Circle K, a globally recognized and creditworthy brand. This offering provides investors with the benefits of diversified, long-term cash flow, strong regional locations, and passive, low-maintenance ownership with sites anchored by a leading national tenant.

PORTFOLIO INVESTMENT DETAILS

TENANTS

Circle K (Mac's Convenience Stores Inc.), Brothers Diner, Donair on Main

OCCUPANCY

100%

LOAN

Treat as Clear Title

WALT

7.56 years

CAPITALIZATION RATE

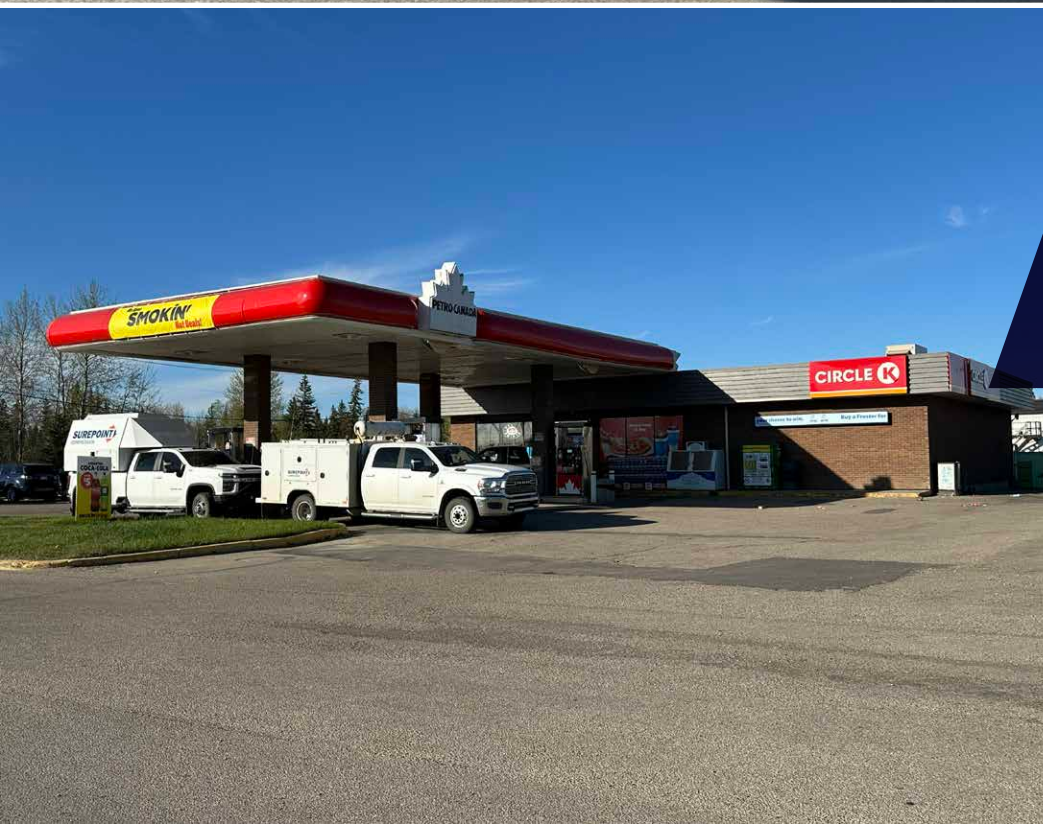
7.50%

NET OPERATING INCOME

\$338,310 (Current)
As of August 1, 2028:
\$350,726

PRICE

\$4,500,000



100 - 12th Avenue, Slave Lake



TENANTS

Circle K (Macs Convenience Stores Inc.), Donair on Main

Circle K Size: $\pm 2,600$ Square Feet

Donair on Main: $\pm 2,450$ Square Feet

Total: $\pm 5,050$ Square Feet

Parcel Size: ± 0.75 Acres

Net Operating Income: \$126,060

- 5% Increase to Circle K Lease August 1, 2028

Donair on Main has been operating in this location since 2020 and recently renewed for 5 years

5123 Kepler Street, Whitecourt



TENANTS

Circle K (Mac's Convenience Stores Inc.), Brothers Restaurant

Circle K Size: $\pm 3,200$ Square Feet

Brothers Restaurant Size: $\pm 4,289$ Square Feet

Total: $\pm 7,489$ Square Feet

Parcel Size: ± 2.15 Acres

Net Operating Income: \$212,250

- 5% Increase to Circle K Lease June 1, 2027

Brothers Restaurant has been operating in this location since 2021 and recently renewed for 10 years



Mac's Convenience Stores Inc. is a wholly owned subsidiary of Alimentation Couche-Tard Inc., one of the world's largest convenience store operators with over 16,700 locations across 31 countries and territories. Headquartered in Laval, Quebec, Couche-Tard reported over \$80 billion CAD in annual revenue and is recognized as a global leader in fuel and convenience retailing.

As part of a global brand consolidation strategy, Couche-Tard began rebranding Mac's stores in Canada to Circle K in 2015, aligning with its international footprint. The transition enhances brand consistency across markets and strengthens customer recognition. Mac's, a long-standing Canadian convenience chain, has since been fully converted to the Circle K banner in most provinces outside of Quebec.

corporate.couche-tard.com