

INVESTMENT SALE

FREE-STANDING CIRCLE K & ESTABLISHED RESTAURANT

**LONG TERM LEASES
STRONG COVENANT**

WHITECOURT

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FREE-STANDING CIRCLE K WITH ESTABLISHED RESTAURANT



PROPERTY 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 an opportunity to acquire a well-located Circle K (Alimentation Couche-Tard Inc.) in Whitecourt, Alberta.

The property is strategically positioned in high-traffic area right off Highway 43 on the west side of the community.

The property is tenanted by Circle K, a globally recognized and creditworthy brand and an restaurant that has been in business for over ten years. This offering provides investors with the benefits of diversified, long-term cash flow, strong location, and passive, low-maintenance ownership anchored by a leading national tenant.

INVESTMENT DETAILS

TENANTS

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

OCCUPANCY

100%

LOAN

Treat as Clear Title

WALT

8.31 years

CAPITALIZATION RATE

7.50%

NET OPERATING INCOME

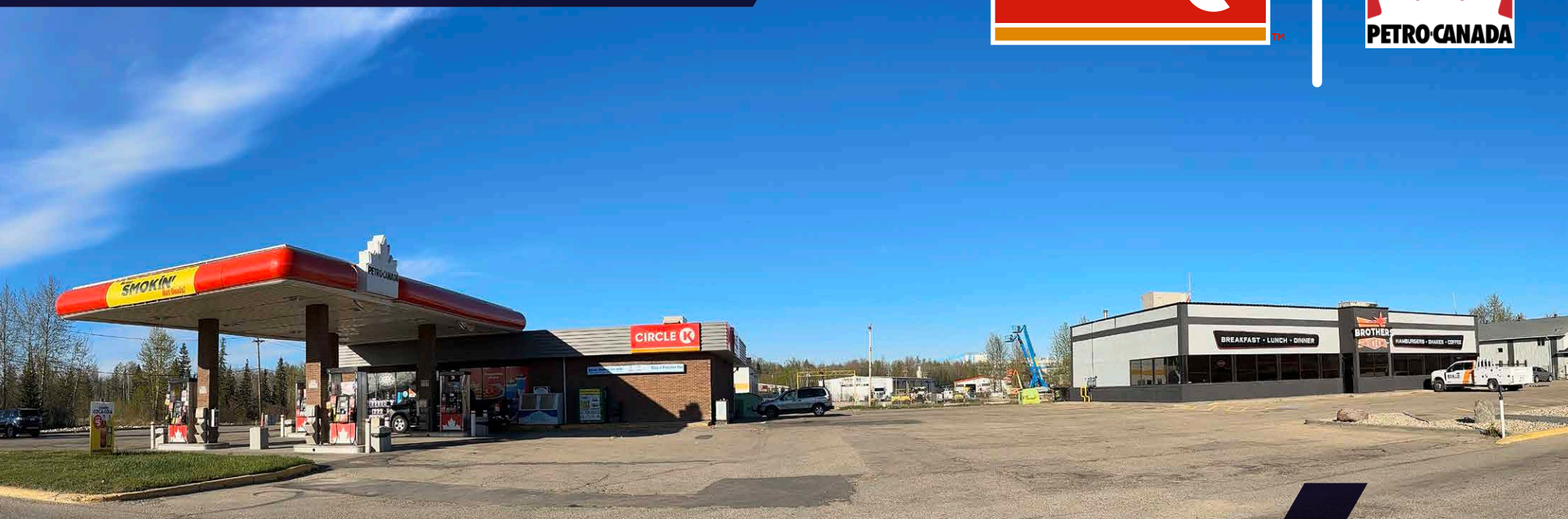
\$212,250 (CURRENT), AS OF
JUNE 1, 2027: \$219,863

PRICE

\$2,725,000



5123 Kepler Street, Whitecourt



TENANTS

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

Circle K Size: ±3,200 Square Feet

Brothers Restaurant Size: ±4,289 Square Feet

Total: ±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