

**INVESTMENT SALE**

# **ALBERTA CIRCLE K PORTFOLIO**

**LONG TERM LEASES  
STRONG COVENANT**

**DRUMHELLER, WHITECOURT,  
SLAVE LAKE, VERMILION**

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**SUPPLY PARTNERS:**





# 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.) investment properties across Alberta, including sites in Whitecourt, Slave Lake, Drumheller, and Vermilion. 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

7.69 years

## CAPITALIZATION RATE

7.50%

## NET OPERATING INCOME

\$496,760 (Current)  
As of August 1, 2028:  
\$517,098

## PRICE

\$6,625,000





**175 S Railway Avenue, Drumheller**

**CIRCLE K**



## **TENANT**

**Circle K (Mac's Convenience Stores Inc.)**

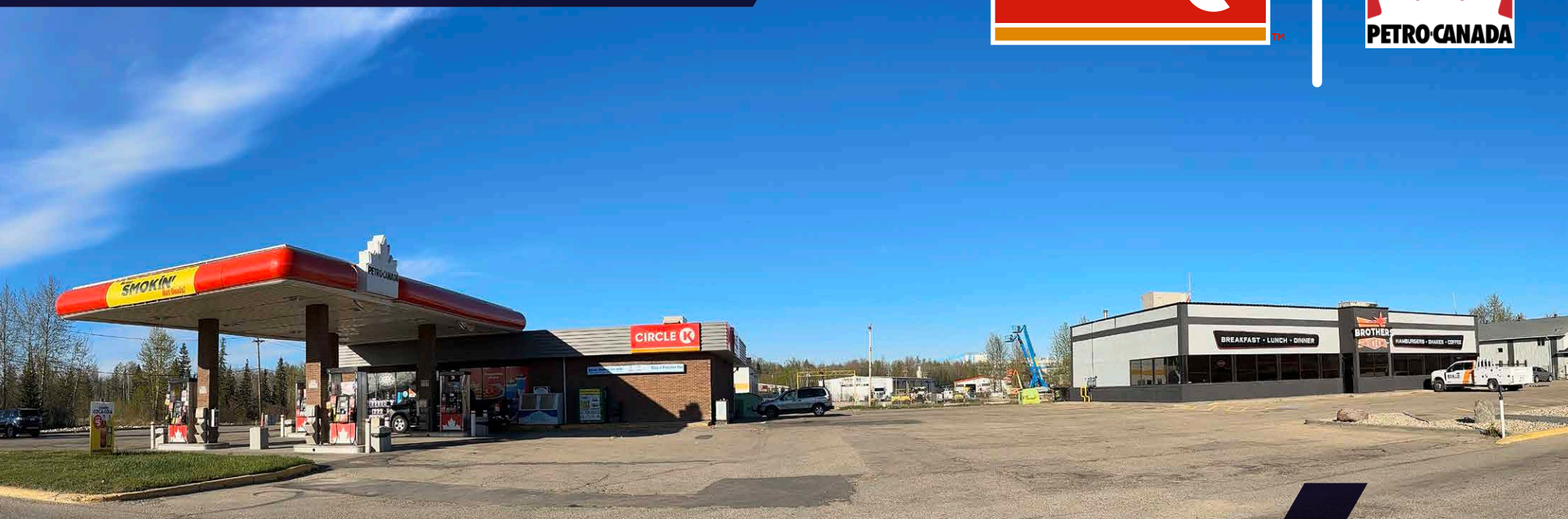
Building Size: ±3,000 Square Feet

Net Operating Income: \$108,450

• 5% Increase August 1, 2028



**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



**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:  $\pm 0.75$  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



**5202 50th Street, Vermilion**



## **TENANT**

**Circle K (Mac's Convenience Stores Inc.)**

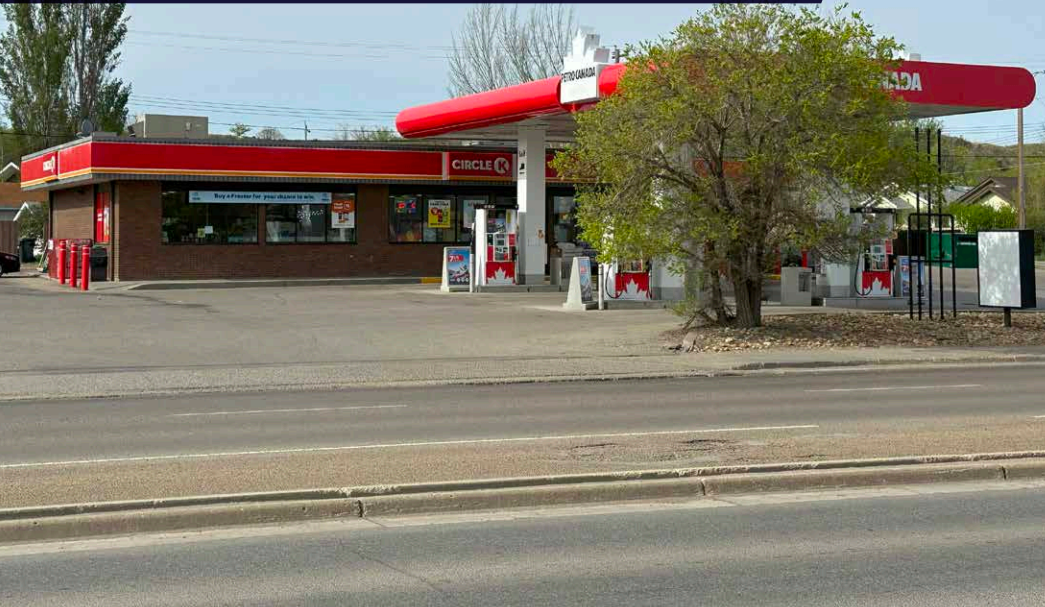
Building Size: ±2,400 Square Feet

Parcel Size: ±0.37 Acres

Net Operating Income: \$50,000

• 5% Increase June 1, 2027





**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](http://corporate.couche-tard.com)