

SOLD

606 W Municipal Road

Hanna, AB



Single-tenant drive-thru, secured by corporate covenant

CONNOR EDEN*
Partner
604.362.6574
connor.eden@tetrarealty.ca
*Personal Real Estate Corporation

DANIEL LEE*
Partner
604.763.2066
daniel.lee@tetrarealty.ca
*Personal Real Estate Corporation

Property Details

MUNICIPAL ADDRESS	606 W Municipal Road, Hanna, AB
SITE SIZE	43,650 sf (approx. 1 acre)
BUILDING SIZE	2,700 sf
LINC	0036 471 662
LEGAL DESCRIPTION	Plan 1413467, Block 2, Lot 5 Excepting thereout all mines and minerals
ZONING	Hwy-C (Highway Commercial)
TENANT	The TDL Group Corp. (o/a Tim Hortons)
COMMENCEMENT DATE	May 16, 2016
LEASE EXPIRY	May 15, 2026 (plus 4 x 5 options to extend)
BASIC NOI SCHEDULE	\$156,000 / Annum (May 2021 - May 2026) \$165,000 / Annum (May 2026 - May 2031)* \$175,000 / Annum (May 2031 - May 2036)*
PRICE	\$2,275,000
CAP RATE	6.86%
CURRENT MORTGAGE DETAILS**	Original Principal Balance:\$1,500,000 Interest Rate: 5.2% Term: 60 Months Amortization: 300 Months Maturity Date: August 30, 2027

*Renewal Options.
**Mortgage Assumption Ability TBC.

Opportunity

Tetra Realty Advisors is pleased to present the opportunity to acquire 606 W Municipal Road, Hanna, Alberta (the "Subject Property"). The Subject Property represents a stable, income-producing QSR drive-thru, secured by corporate covenant, The TDL Group Corp., which has been successfully operating at this location since 2016 as Tim Hortons. This opportunity is further enhanced by the tenant's carefree NNN lease, which entails minimal landlord responsibilities. The tenant has demonstrated consistent performance and reliability, making this an attractive, secure, and hassle-free investment. The location of the Subject Property in Hanna, Alberta, offers excellent visibility and accessibility, contributing to its strong customer base and sustained revenue generation. This investment not only promises stable income but also the potential for future growth and appreciation in value.

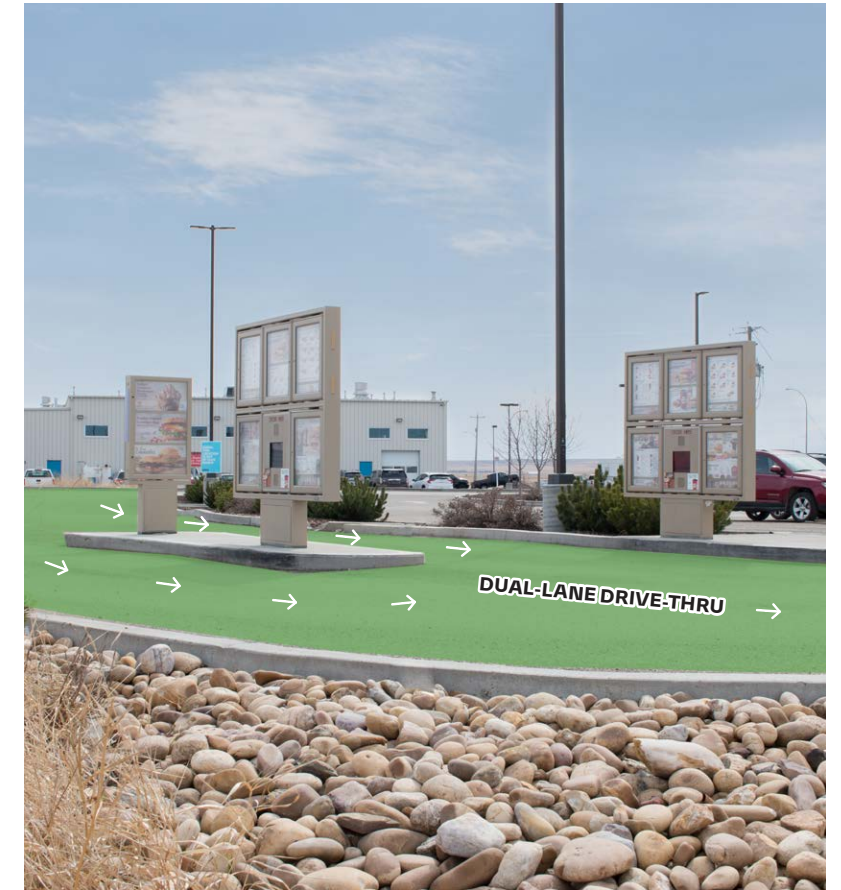
Location

The area surrounding the Subject Property is a vibrant mix of residential neighborhoods, recreational amenities, and commercial retailers, fostering a diverse and dynamic community atmosphere. Its central location and the strong market demand make the Subject Property an attractive investment opportunity, leveraging Hanna's growing economy and lifestyle.



Property Features

-  Fully occupied and secured by The TDL Group Corp. (Tim Hortons)
-  Dual-lane drive-thru
-  Carefree NNN lease with minimal landlord responsibilities
-  Rental escalations are scheduled every 5 years, with fixed-rate renewal options
-  Prominent pylong signage for excellent visibility
-  Newer construction with excellent exposure along Highway 9, featuring all-turns access onto Palliser Trail





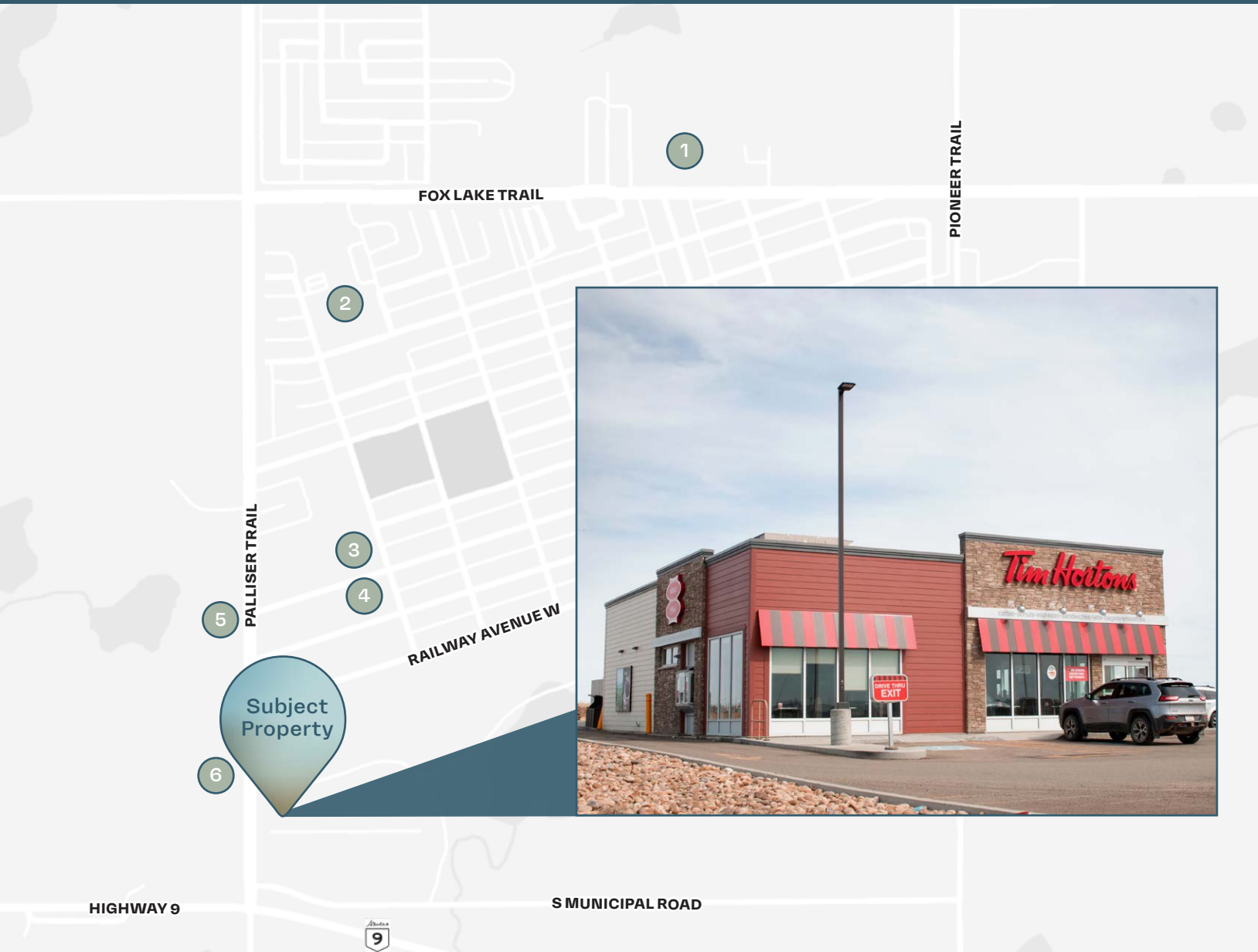
HANNA to CALGARY
200 km drive
(2 hr 10 min)



Average Household Income
\$91,335



Trade Area Population
Est. 10,000+ people



- 1 Hanna Health Centre
- 3 Freson Bros.
- 5 A&W
- 2 JC Charyk Hanna School
- 4 Pharmasave
- 6 Subway

Contact us for more information

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