SOLD

SINGLE-TENANT NNN INVESTMENT PROPERTY

130 Trans-Canada Highway Duncan, BC

Long-Term NNN Lease | Price: $2,900,00 | Cap Rate: 5.50% | Prime Highway Location



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Salient Details

ADDRESS
130 Trans-Canada Highway, Duncan, BC

PID
004-369-327

LEGAL DESCRIPTION
Lot 1, Section 16, Range 7, LD 45, Plan VIP8268, Except Plan VIP11691 & That Pt in Plan 1635RW & EPP30376

YEAR BUILT
1963

ZONING
HCC - Highway Corridor Commercial

LOT SIZE
28,504 SF

BUILDING SIZE
3,872 SF

TENANT
The Original Farm Ltd.

LEASE TERM
Fifteen (15) Years

LEASE EXPIRY
September 30, 2035

NOI
$159,720

ASKING PRICE
$2,900,000

CAP RATE
5.50%

Opportunity

Tetra Realty Advisors Inc. has been exclusively retained by the vendor to facilitate the sale of 130 Trans Canada Highway, Duncan, BC (the "Subject Property"). The Subject Property represents a strong opportunity to acquire a carefree single-tenant NNN investment property in Duncan, BC. This is a high-exposure site with visibility along Trans-Canada Highway, creating convenient access to Duncan, and the larger Cowichan Valley Regional District.

Property Highlights

Single-Tenant NNN asset with stable, long term tenancy and minimal landlord responsibilities.

Recent rental escalation in October 2025 with an additional scheduled increase in October 2030, supporting steady income growth.

Capital Upgrades. The Subject Property was substantially rebuilt in 2020 including a new roof, exterior, facade, HVAC, landscaping and asphalt.

High exposure corner-site positioned along a major highway corridor with **~29,781 vehicles per day.**

Prime retail node directly across from Duncan's primary shopping district (Duncan Mall, Duncan Plaza, Duncan Village) and shadow-anchored by national retailers including Save-on-Foods and London Drugs.

Established Regional Operator. Original FARM Cannabis is a well-recognized Vancouver Island brand with four locations, backed by FIKA, one of Canada's largest cannabis retailers, operating over 10 banners and 200+ locations nationwide.

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Market Overview

Cowichan Valley Regional District

Duncan is the commercial centre of the Cowichan Valley, serving a significantly larger trade area than its municipal size suggests. Positioned along the Trans-Canada Highway between Victoria and Nanaimo, Duncan draws consistent traffic and spending from surrounding communities including North Cowichan, Chemainus, Cowichan Bay, Lake Cowichan, and Shawnigan Lake.

- Commercial hub of the Cowichan Valley.
- Primary service centre for surrounding communities including North Cowichan, Chemainus, Cowichan Bay, Lake Cowichan, Maple Bay, and Shawnigan Lake.
- Regional trade area of 80,000+ residents, with continued population growth.
- Strategic positioning along the Trans-Canada Highway (Hwy 1) Vancouver Island's major north–south transportation and retail corridor.
- Diverse and stable employment base, led by government, healthcare, education, forestry, construction, and service-sector employers.

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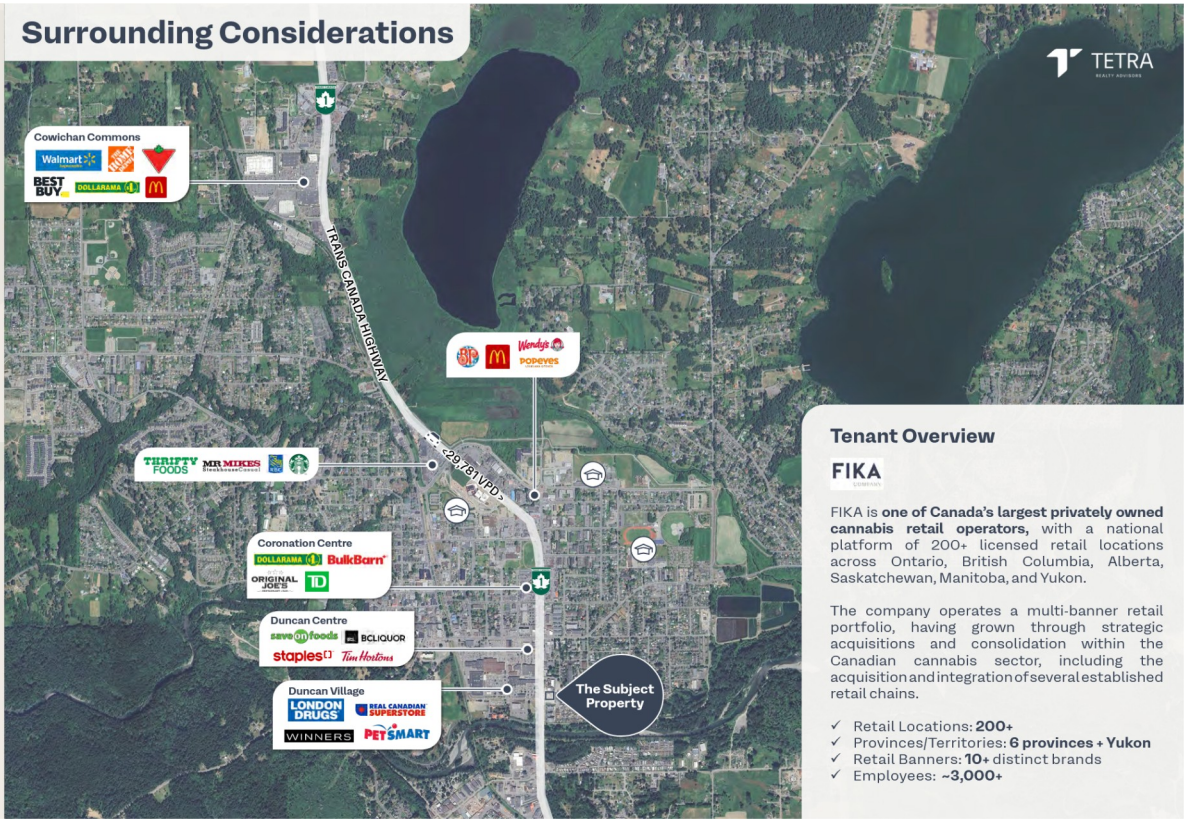






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Surrounding Considerations



Tenant Overview

FIKA

FIKA is **one of Canada's largest privately owned cannabis retail operators,** with a national platform of 200+ licensed retail locations across Ontario, British Columbia, Alberta, Saskatchewan, Manitoba, and Yukon.

The company operates a multi-banner retail portfolio, having grown through strategic acquisitions and consolidation within the Canadian cannabis sector, including the acquisition and integration of several established retail chains.

- ✓ Retail Locations: **200+**
- ✓ Provinces/Territories: **6 provinces + Yukon**
- ✓ Retail Banners: **10+** distinct brands
- ✓ Employees: **~3,000+**

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Contact us for more information

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REALTY RESOURCES MEMBER

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