

FOR SALE



4804 50 AVENUE N, FORT NELSON, B.C.

SINGLE-TENANT | ABSOLUTE NET GROUND LEASE | CORPORATE COVENANT

PRICE: \$1,200,000 | CAP RATE: 5.00%

PRIME INVESTMENT OFFERING

- ✓ LONG-TERM ABSOLUTE NET GROUND LEASE
- ✓ ICONIC BRAND WITH BEST-IN-CLASS CORPORATE COVENANT
- ✓ NEW 2023 CONSTRUCTION



Marcus & Millichap



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CONFIDENTIALITY AGREEMENT

OPPORTUNITY

Marcus & Millichap has been exclusively retained by the Vendor to offer for sale the 100% freehold interest in 4804 - 50th Avenue N, Fort Nelson, British Columbia (the "Subject Property") - a rare opportunity to acquire a single-tenant, absolute-net ground lease leased to McDonald's Restaurants of Canada Limited ("McDonald's"). McDonald's-leased investment properties are seldom brought to market in Western Canada, and rarer still in British Columbia, making this an exceptional acquisition for investors seeking exposure to one of the world's most recognized corporate covenants.

NNN LONG-TERM LEASE

- Contractual rental escalations through the current term running to 2043, backed by two additional ten-year renewal options.
- Offers a long-term, guaranteed income stream with effectively no landlord obligations.

TENANT INVESTMENT

- Multi-million-dollar investment with nearly all improvements funded solely by McDonald's corporate in an entirely new, purpose-built restaurant constructed in 2023, including a dual lane drive-thru configuration.
- Underscores McDonald's confidence in the Fort Nelson trade area and its intention to operate at this location well into the future.

EXCELLENT LOCATION

- Positioned on 50th Avenue N with direct visibility from the Alaska Highway, Fort Nelson's primary commercial corridor and the principal service hub for the entire Northern Rockies region.
- Offers investors a secure, low-maintenance asset leased to a dominant national tenant deeply invested in the marketplace.



HIGHLIGHTS



BEST-IN-CLASS CORPORATE COVENANT

Secured by McDonald's Restaurants of Canada Limited, the corporate operator backed by McDonald's Corporation (NYSE: MCD), one of the world's most recognized brands with a market capitalization of approximately CAD \$260 billion. The corporate covenant delivers durable, institutional-grade income.



ABSOLUTE NET GROUND LEASE

20-year primary term with rent escalations of approximately 8% every five years, plus 2 x 10-year renewal options. As a ground lease, the Tenant owns the building and covers all taxes, insurance, utilities, and maintenance, providing truly passive income with structural growth and long-dated reversionary upside.



HIGH-VISIBILITY COMMERCIAL LOCATION

Positioned on 50th Avenue in Fort Nelson's primary commercial corridor, with strong visibility from the Alaska Highway (Highway 97). The location captures resident, resource-sector, and highway-traveller demand, anchoring long-term site relevance.



DUAL LANE DRIVE-THRU QSR

Purpose-built dual lane drive-thru serving a full McDonald's restaurant operation, a core QSR profit driver that reinforces sales volume and tenant retention. Ingress and egress are provided from 50th Avenue North. The modern 2023 build reflects McDonald's current prototype and a significant tenant capital commitment to the site.



NORTHERN BC HUB

Fort Nelson is the dominant service centre along the Alaska Highway corridor for a vast, remote region between Fort St. John and the Yukon/Northwest Territories border. As effectively the only McDonald's for hundreds of kilometres, the asset captures durable trade-area demand from residents, resource workers, and travellers.



TENANT-FUNDED, TENANT-OWNED BUILDING

The approximately 4,373 SF restaurant and all site improvements were built and are owned by the Tenant at its sole cost. This ground-lease structure imposes zero capital obligations on the Landlord, while the Tenant's own investment signals long-term commitment to the location.



SALIENT DETAILS

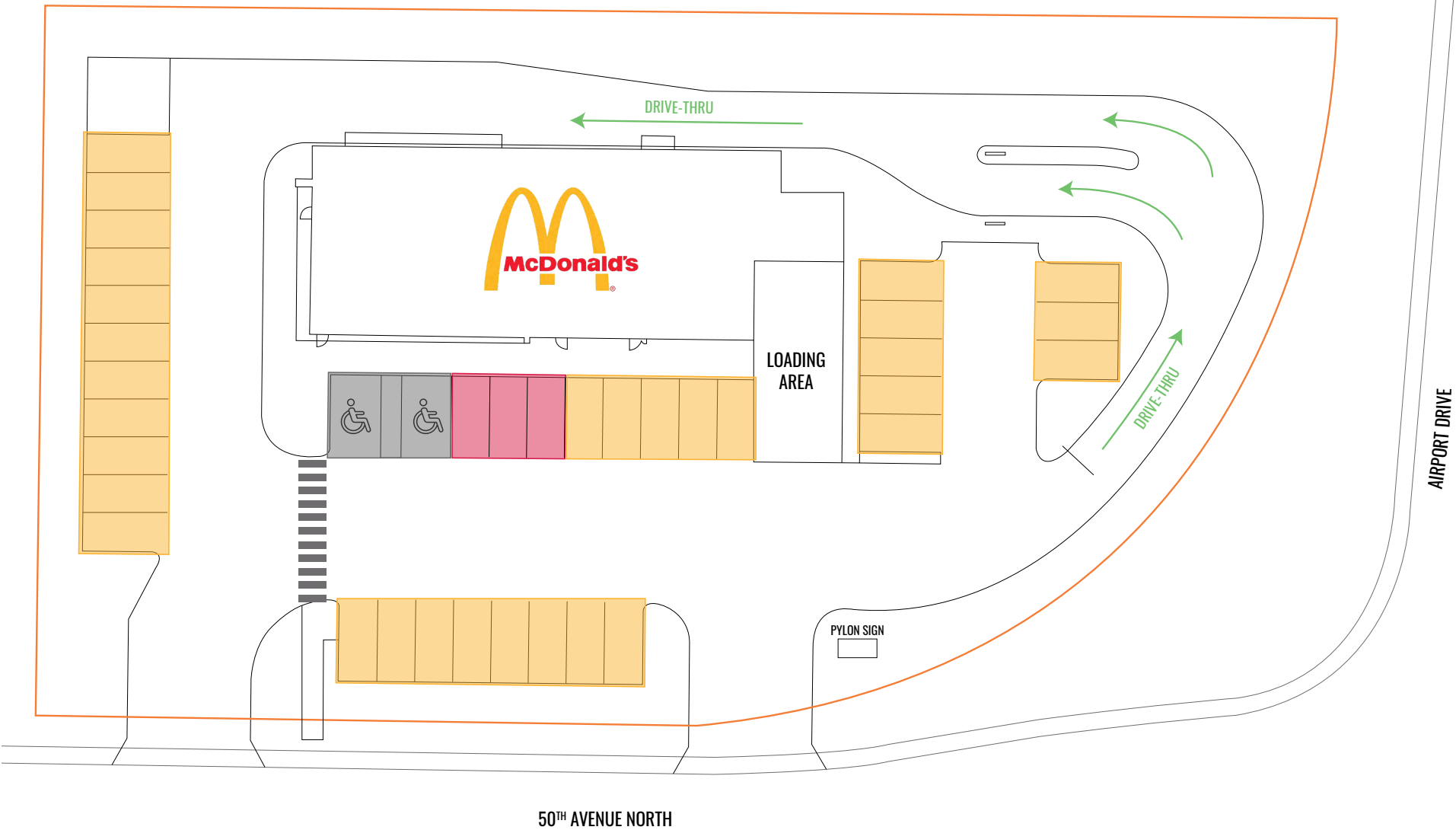
Address:	4804 50 Avenue N, Fort Nelson, B.C.
Legal Description:	Lot B, Plan PGP12826, District Lot 1577, Peace River Land District
PID:	012-327-298
Year Built:	2023
Zoning:	C6 - Service Station
Parking:	+/- 37 Stalls (8.46 Stalls per 1,000 SF)
Land Size:	48,787 SF (1.12 Acres)*
Rentable Area:	4,373 SF
Lease Expiry:	August 31, 2043
Renewal Options:	2 x 10 Years**
Base Rent Schedule:	September 1, 2023 to August 31, 2028: \$60,000 September 1, 2028 to August 31, 2033: \$64,800 September 1, 2033 to August 31, 2038: \$69,900 September 1, 2038 to August 31, 2043: \$75,500
Cap Rate:	5.00%
Price:	\$1,200,000

*Per BC Assessment
**Fair Market Rent for similar premises

4804 50 AVENUE N



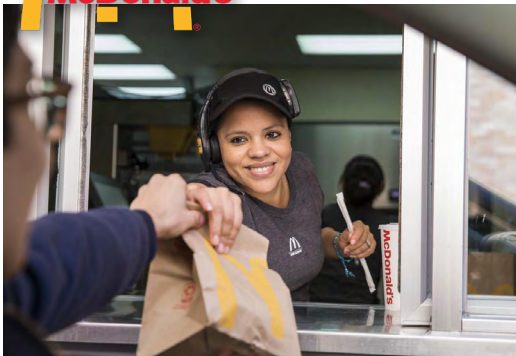
SITE PLAN



-  **Parking** - 32 Total Stalls
-  **Mobile Order Pick Up** - 3 Total Stalls
-  **Accessible Parking** - 2 Total Stalls



TENANT HIGHLIGHTS



The Ronald McDonald House BC & Yukon provides families a place to rest and heal while their child receives care. Each year, thousands of families across BC and Yukon are supported with nights of comfort, meals, and essential resources. With most Canadian families living far from a children's hospital, Ronald McDonald House removes the barriers of distance and cost, saving families an average of \$23,267 per month in essential expenses.



Operated by McDonald's Restaurants of Canada Limited, the corporate arm of McDonald's Corporation (NYSE: MCD) and one of the world's largest QSR brands



Over 40,000 locations in over 100 countries, serving over 70 million customers daily



~CAD \$260 billion market cap, with reported revenue of over CAD \$37 billion in 2025



1,400+ restaurants across Canada



McDonald's restaurants are one of Ronald McDonald House's most dedicated supporters, contributing over \$220 million annually — with 100% of donations going directly to families in need.

MARKET OVERVIEW



STRATEGIC NORTHERN GATEWAY

Fort Nelson serves as a critical transportation and service hub along the Alaska Highway, providing connectivity between Northern British Columbia, Yukon, and Alaska while supporting regional trade, logistics, and resource development.



ENERGY & LNG INVESTMENT

Positioned within one of North America's most prolific natural gas regions, Fort Nelson continues to benefit from ongoing investment in natural gas, LNG, and energy infrastructure projects throughout Northeastern British Columbia.



REGIONAL TRANSPORTATION INFRASTRUCTURE

Supported by the Alaska Highway, rail connectivity, commercial trucking routes, and air transportation, Fort Nelson functions as an essential logistics and service centre for Northern Canada.



NORTHERN ROCKIES REGIONAL AIRPORT

Home to the Northern Rockies Regional Airport, the community benefits from year-round passenger and commercial air service that supports business activity, resource-sector operations, and regional connectivity.



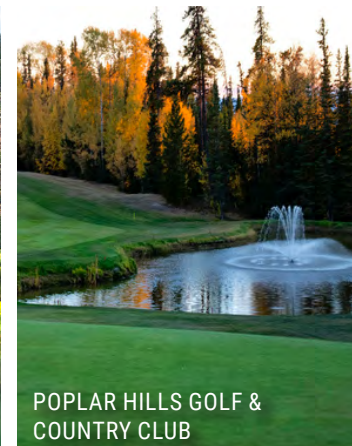
DIVERSE ECONOMIC BASE

Fort Nelson's economy is anchored by energy, forestry, transportation, government services, healthcare, and education, creating a stable employment base and long-term economic fundamentals.



MAJOR REGIONAL INVESTMENT

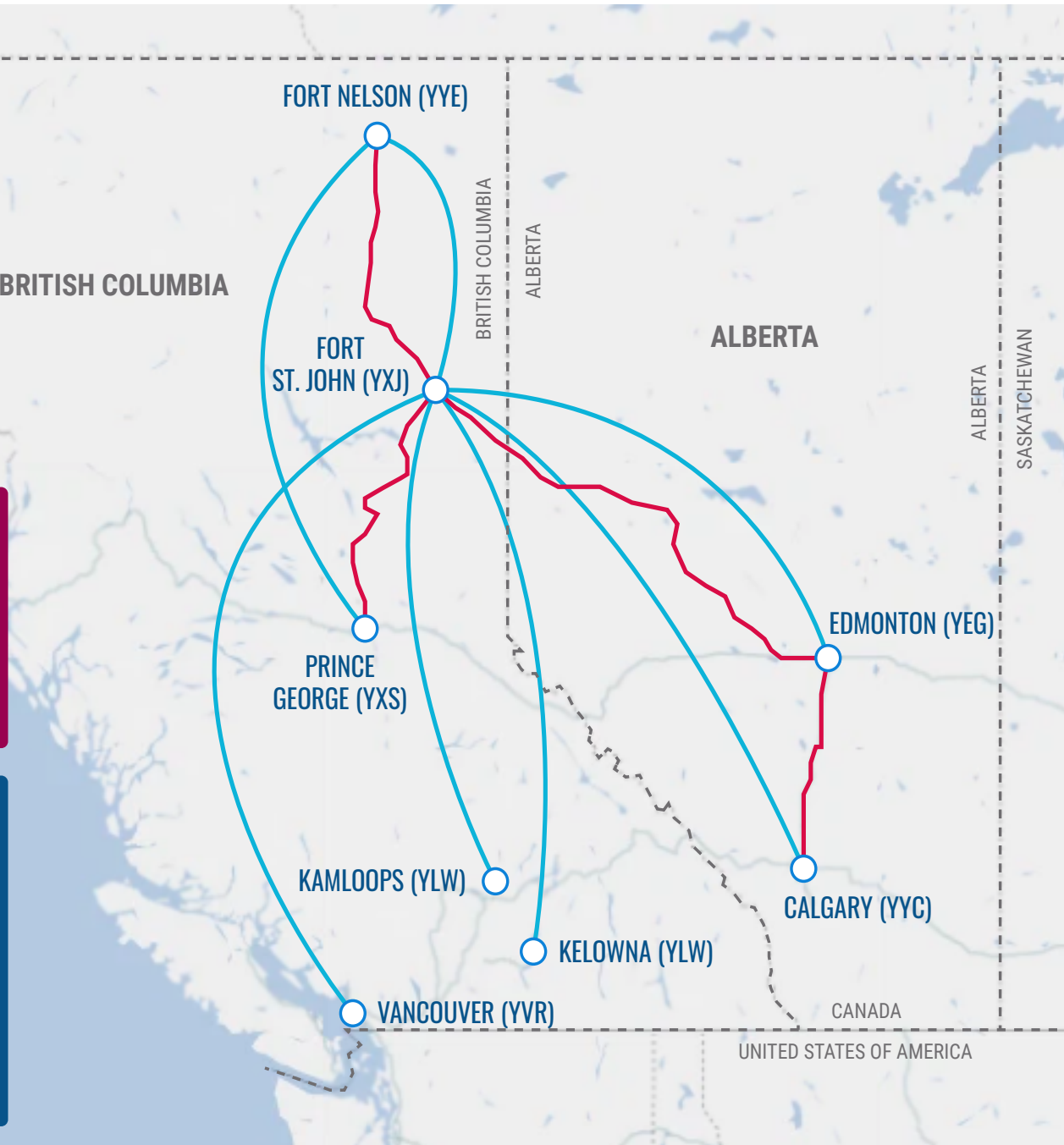
The Fort Nelson First Nation's Tu Deh-Kah Geothermal project, an approximately \$100 million development, is set to become British Columbia's first geothermal power plant. Targeting operations by 2027 and capable of powering around 10,000 homes, the 100% Indigenous-owned project signals long-term economic investment and energy diversification in the region.



LOCATION OVERVIEW

DRIVE TIMES 	
Fort St. John to Fort Nelson	4 hrs
Prince George to Fort Nelson	8 hrs 30 min
Edmonton to Fort Nelson	11 hrs
Calgary to Fort Nelson	13 hrs

FLIGHT TIMES 	
Fort St. John (YXJ) to Fort Nelson (YYE)	55 min
Kamloops (YKA) to Fort St. John (YXJ)	1 hr 15 min
Edmonton (YEG) to Fort St. John (YXJ)	1 hr 15 min
Kelowna (YLW) to Fort St. John (YXJ)	1 hr 20 min
Prince George (YXS) to Fort Nelson (YYE)	1 hr 30 min
Calgary (YYC) to Fort St. John (YXJ)	1 hr 30 min
Vancouver (YVR) to Fort St. John (YXJ)	1 hr 45 min



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